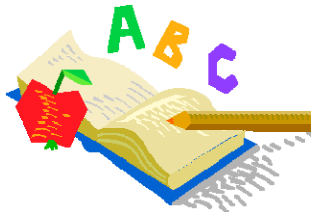




Transmittal to DCA
August, 2008

Public School Facility Element
Proposed 2008



St Lucie County Public School Facilities Element

Public School Facilities Element Data & Analysis

April 17, 2008

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PUBLIC SCHOOL FACILITIES ELEMENT

Chapter 1: Purpose

The 2005 Florida Legislature adopted requirements that strengthen the relationship between land use planning and development, and planning for public schools and availability of school capacity. Under the statewide schedule the St Lucie County School District, St Lucie County, City of Fort Pierce, City of Port St Lucie, and Village of St Lucie must work together to adopt the necessary comprehensive plan amendments to establish school concurrency.

The County and School Board will coordinate the adoption of the Public School Facilities Element (PSFE) and amendments to the Intergovernmental Coordination and Capital Improvements Elements to ensure all local government comprehensive plan elements within the County are consistent with each other.

The data and analysis supports the PSFE for St Lucie County required to implement school concurrency. The study evaluates the school system and its relationship to development and growth from both a countywide perspective and a finer grain look at schools within sectors and communities. The findings and conclusions support the goals, objectives and policies of the element including the establishment of levels of service standards and the delineation of concurrency service areas.

Public School Facilities Element (PSFE) Requirements

Over the past decade the Florida Legislature has progressively strengthened the ties between school planning and general land use and comprehensive planning through amendments to Chapters 163 and 1013, Florida Statutes.

The 2005 Legislature mandated that the availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning. Senate Bill 360:

- *requires that existing Interlocal Agreements between school boards and local governments be updated and expanded to comply with the legislation;*
- *requires each local government¹ to adopt a PSFE as part of its comprehensive plan;*
- *mandates school concurrency;*
- *requires that local governments update their Intergovernmental Coordination Elements to coordinate public school planning;*
- *requires that procedures for comprehensive plan amendments related to Capital Improvement Element updates; and,*
- *requires the establishment of a process and uniform methodology for proportionate share mitigation.*

¹ Some local governments may qualify for exemption under s. 163.3177(12)(a) and (b), F.S.

The law requires that local governments adopt a public school facilities element as a part of their comprehensive plans to establish a framework for the planning of public schools (Section 163.3177(12), Florida Statutes). Local governments were granted approximately three years to adopt a public school facilities element. As directed by the legislation, the Florida Department of Community Affairs has established a phased schedule for adoption of the elements with each local government adopting no later than December 1, 2008.² This schedule established due dates which are staggered throughout the course of the 2008 calendar year. In addition, the Legislature established enforcement mechanisms should a local government and school district fail to adopt a public school concurrency program.³

The data and analysis portion of the PSFE must address:⁴

- how level-of-service (LOS) standards will be achieved and maintained;
- the interlocal agreement adopted pursuant to Section 163.31777, Florida Statutes, and the five-year school district facilities work program adopted pursuant to s. 1013.35;
- the educational plant survey prepared pursuant to Section 1013.31, Florida Statutes, and an existing educational and ancillary plant map or map series;
- information on existing development and development anticipated for the next five years and the long-term planning period;
- an analysis of problems and opportunities for existing schools and schools anticipated in the future;
- an analysis of opportunities to co-locate future schools with other public facilities such as parks, libraries, and community centers;
- an analysis of the need for supporting public facilities for existing and future schools;
- an analysis of opportunities to locate schools to serve as community focal points;
- projected future population and associated demographics, including development patterns year by year for the upcoming five-year and long-term planning periods; and,
- anticipated educational and ancillary plants with land area requirements.

The legislation prescribed the following minimum content requirements for goals, objectives, and policies:⁵

² s. 163.3177(12)(i), F.S.

³ s. 163.3177(12)(j & k), F.S.

⁴ s. 163.3177(12)(c), F.S.

⁵ s. 163.3177(12)(g), F.S.

- procedure of annual update process;
 - procedure for school site selection;
 - procedure for school permitting;
 - provision of infrastructure necessary to support proposed schools; and,
 - provision for co-location of other public facilities in proximity to public schools; provision for location of schools proximate to residential areas and to complement patterns of development; measures to ensure compatibility of school sites and surrounding land uses; and coordination with adjacent local governments and the school district on emergency preparedness issues.
- In addition, the element is to include one or more future conditions maps which generally depict the anticipated location of educational and ancillary plants anticipated over the five-year and long-term planning period.
- depict the anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new schools anticipated over the five-year or long-term planning period; and of necessity, the maps will be general for the long-term planning period and more specific for the five-year period. Maps indicating general locations of future schools or school improvements may not prescribe a land use on a particular parcel of land.

Overview

Schools can act as an anchor in the community. They are a symbol of a neighborhood's stability and attract families to the community. They transmit knowledge to new generations, advance knowledge, display the achievements of society, plus bring neighbors together for Parent Teacher Association meetings, school plays, and sporting events. They offer their classrooms and media centers to residents for adult education classes, and community and club meetings. They are key determinants of the quality of life and are valued symbols of community identity and achievement. The entire community benefits from schools. Moreover, the community is often evaluated on the basis of the quality of its schools. The planning process that guides decision-making on school size, location, and programs should therefore be coordinated with the process that guides all community development.

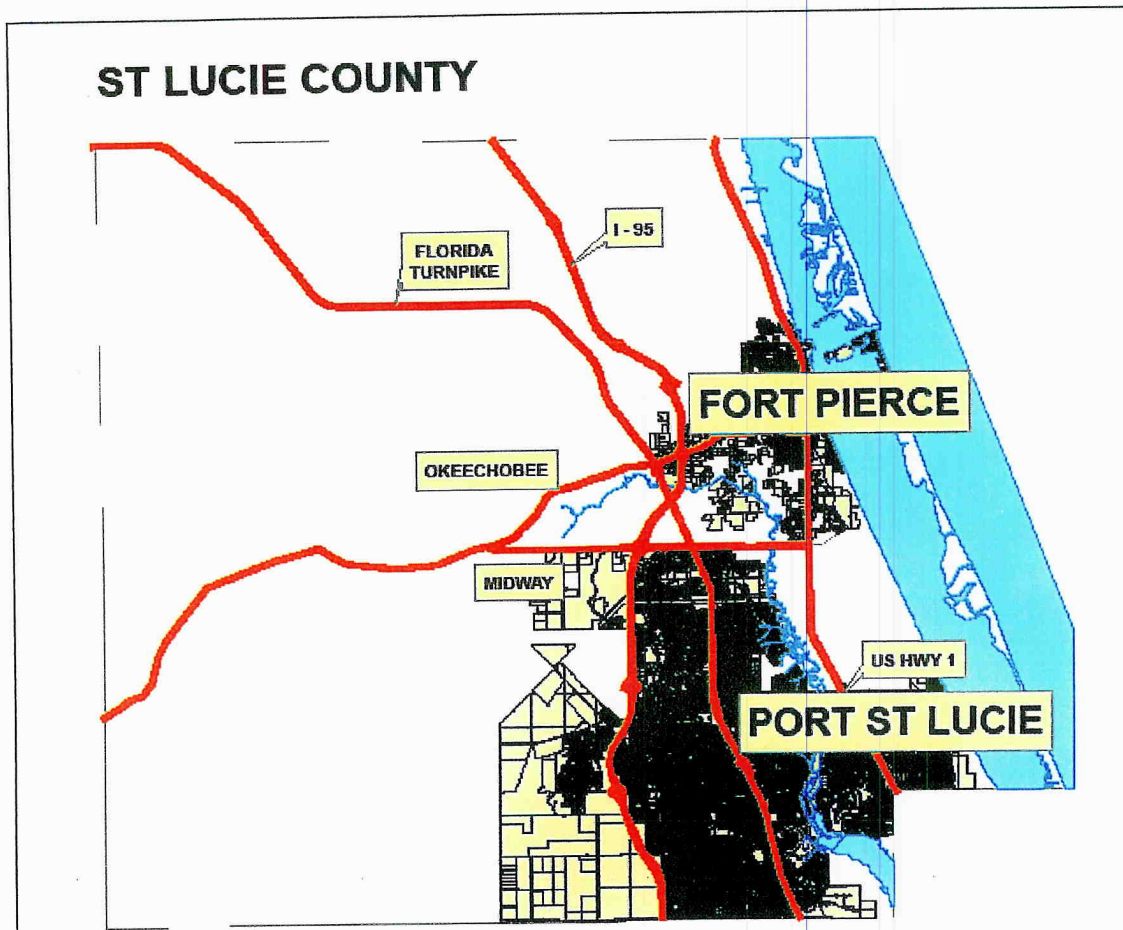
Planning for school facilities is one of the responsibilities of the local School Board. In the past, it was often a separate process from local government planning. The proper functioning and the best distribution of schools is possible only when school planning is coordinated with the larger process of community planning for growth and change. Recognizing this fact, St Lucie County Government, in cooperation and coordination with the School Board of St Lucie County (School Board), has sought to incorporate public schools in the framework of the Comprehensive Plan. Currently there is no specific regulatory mandate that all public school levels of service (LOS) standards be met prior to the issuance of a development order and permit, pursuant to the provisions of Rule 9J-5.0055(1)(a). Unlike other public facilities and services, the recent legislation requires

LOS standards be met prior to the issuance of a final subdivision, site plan or plat for residential development. Based on this legislation, school concurrency requirements will be established and phased in by December 2008. St Lucie County will establish a school concurrency structure through partnership with the School Board and local governments. The State has recognized St Lucie County's ability to pilot such a regulatory structure during this interim period.

St Lucie County has grown rapidly since 1950. This growth is expected to continue into the foreseeable future and the expansion of public school capacity will be required to keep pace.

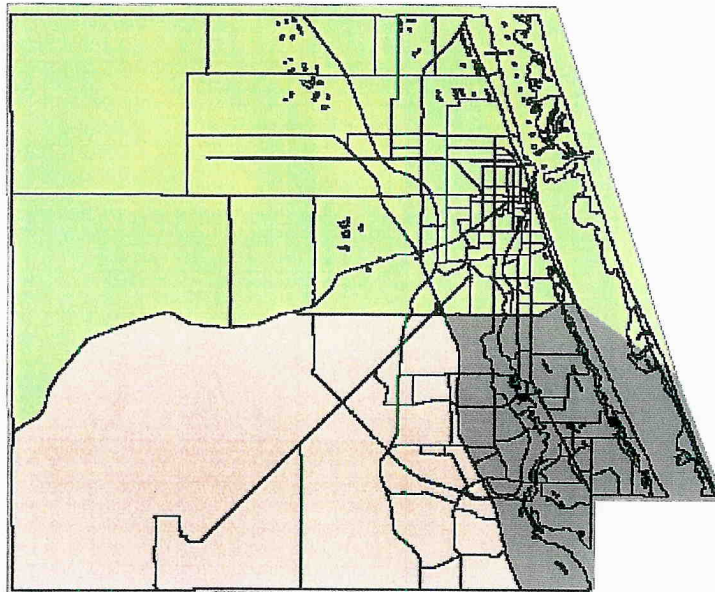
Coordinated school facility planning requires a partnership between the school district and local governments. Consequently, this data and analysis recognizes the role of St Lucie County, the cities of Fort Pierce, Port St Lucie, Village of St Lucie, and the St Lucie County School District. **Map PSFE 1** shows the geographic relationships of these participants.

Map PSFE 2 shows the "choice" zones used by the school district for purposes of student assignment. These "choice" zones are consequently employed in this study for the assembly of data and for analysis.



PSFE Map 1: Municipalities & Key Features

ST LUCIE COUNTY



Public School Facilities Element

Legend

- Red Zone
- Green Zone
- Blue Zone

PSFE Map 2: School Choice Zones

Chapter 2: Existing Community Conditions

St Lucie County is situated on Florida's east coast bordering the Atlantic Ocean and encompassing a total land area of 688 square miles. The population is estimated to be 271,961 as of April 1, 2007 (refer to Table PSFE 1) representing a density of 395 persons per square mile. The population predominantly resides in the cities of Fort Pierce and Port St Lucie, and the City of Fort Pierce serves as the county seat.

As shown by Map PSFE 1, the municipalities of Fort Pierce, Port St Lucie, and Village of St Lucie are located within the County. The Village of St Lucie is exempt from school concurrency requirements.

The primary purpose of this analysis is to (1) describe the historical and current relationship between population, housing and school enrollment and (2) provide a framework for projecting the demands of projected growth on school capacity.

Population & Housing

Population

The population of St Lucie County has expanded steadily and rapidly since 1950. The influence of the Atlantic Ocean, the attractive climate of South Florida and the reputation of St Lucie for excellence in schools and as a retirement and vacation destination offering beaches, theaters, museums and galleries, marine centers, botanic gardens, sports complexes, and other amenities has made St Lucie to be one of the fastest growing counties in the nation and can be expected to sustain this growth during the twenty year planning period.

Table PSFE 1: St Lucie County Population Growth – 1950-2007

Year	St Lucie County Total Population	10 Yr Increase (%)	Average Annual Growth (%)	Unincorporated St Lucie County	10 Yr Increase (%)	Unincorporated as % of Total
1950	20,180	70.0%	5.45%	6,678	-	33.09%
1960	39,294	94.7%	6.89%	14,038	74.31%	35.73%
1970	50,836	29.4%	2.61%	20,357	110.21%	40.04%
1980	87,182	71.5%	5.54%	38,097	45.01%	43.70%
1990	150,171	72.3%	5.59%	56,891	87.14%	37.88%
2000	192,695	28.3%	2.52%	65,806	49.33%	34.15%
2005	240,039	24.6%*	4.49%	71,711	15.67%*	29.87%
2007	271,961	13.3%**	5.58%			

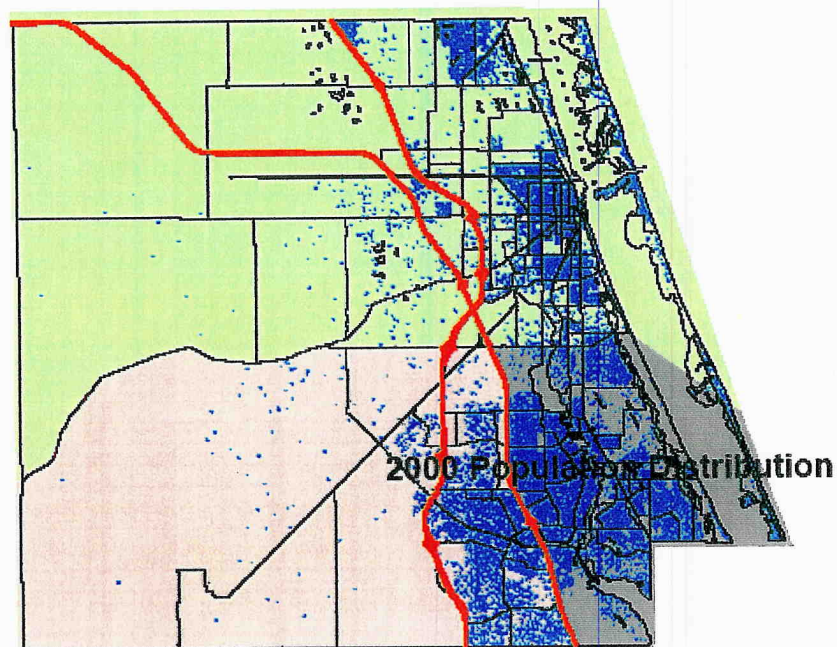
Source: US Bureau of the Census: 2007 Estimate, Florida Estimates of Population, Bureau of Economic & Business Research, University of Florida

*: 5 Yr Increase (%)

**: 2 Yr Increase (%)

As shown by Table PSFE 1, the County's population has increased nearly thirteen fold since 1950. The communities of Fort Pierce, Port St Lucie and unincorporated areas have been the focus of this growth for several decades. In the last two decades, the City of Port St Lucie experienced the most rapid population growth in the County.

ST LUCIE COUNTY



Public School Facilities Element

Legend

- Interstate Highways
- Red Zone
- Green Zone
- Blue Zone

PSFE Map 3: 2000 Population Distribution

A substantial portion of the County's historic growth has occurred within the unincorporated area and within the City of Port St Lucie. Unless significant annexation occurs, much of the future growth can be expected to occur in unincorporated areas as the vacant land within municipal limits is developed.

Table PSFE 2: St Lucie County Population Characteristics by Municipality

Year	Fort Pierce	Port St Lucie	Village of St Lucie	Unincorporated County
1990	36,830	55,761	584	56,996
2000	37,516	88,769	604	65,806
2007*	41,972	155,315	635	74,039
2000 Population Characteristics				
Median Age	35.4	39.9	45.2	-
% Under 18	27.20%	24.32%	18.38%	-
% Over 65	17.49%	18.84%	19.70%	-

Source: US Bureau of the Census; 2007 Estimate, Florida Estimates of Population, Bureau of Economic & Business Research, University of Florida

*: Estimate

With a median age of 42.0 years (2000), St Lucie County's population and is older than the Florida's median age of 38.7 years and the national median age of 35.3 years. Correspondingly, the percentage of persons under the age of 18 is 22.62% in St Lucie County compared to 22.8% for the State and 25.7% nationally.

The communities within St Lucie County exhibit different demographic characteristics that are significant for school planning. As shown in Table PSFE 2, a relatively smaller percentage (18.38%) of the population in Port St Lucie is under 18. In contrast, over 27% of the population of the City of Fort Pierce is under the age of 18. This factor combined with the rapid growth in Port St Lucie has important implications for maintaining adequate school capacity in the county.

School Age Population

As noted above, St Lucie County's school age population (5-17) represented 17.04% of the total population compared to 16.9% for the State in 2000. This percentage is forecasted to decline after 2005 (refer to Table PFSE 3) to 14.43% in 2030 due to the aging of the population and the tendency toward smaller families. As a result, the school age population is expected to increase at a slower rate than the population as a whole.

Table PSFE 3: School Age & Total Population, 2000- 2030

Year	School Age Population (Ages 5-17)	Numerical Change	Percent Change	Total Population	Numerical Change	Percent Change	School Age Population (% of Total)
2000	32,833	-	-	192,695	-	-	17.04%
2005*	40,022	7,189	21.90%	240,039	47,344	24.57%	16.67%
2010**	44,225	4,203	10.50%	280,806	40,767	16.98%	15.75%
2015**	49,023	4,798	10.85%	320,491	39,685	14.13%	15.30%
2020**	54,107	5,084	10.37%	356,702	36,211	11.30%	15.17%
2025**	57,920	3,813	7.05%	389,022	32,320	9.06%	14.89%
2030**	60,480	2,560	4.42%	419,225	30,203	7.76%	14.43%

Source: Bureau of Economic & Business Research, University of Florida, February 2006

*Estimate

** Projection

Housing Characteristics

The Fort Pierce and unincorporated St Lucie County has lower percentages of owner-occupied housing as compared to Port St Lucie and Village of St Lucie. However, Village of St Lucie and unincorporated St Lucie County has lower household sizes as compared to Fort Pierce and Port St Lucie as shown by Table PSFE 4.

Table PSFE 4: St Lucie County 2000 Housing Characteristics

	Fort Pierce	Port St Lucie	Village of St Lucie	Unincorporated County	Total County
Housing Units	17,170	36,785	318	36,989	91,262
Occupied Housing Units	14,407	33,909	278	28,339	76,933
% Occupied	83.91%	92.18%	87.42%	76.61%	84.30%
Vacant Housing Units	2,763	2,876	40	8,650	14,329
% Vacant	16.09%	7.82%	12.58%	60.37%	15.70%
% Seasonal	38.15%	45.69%	52.50%	77.08%	63.20%
Average Household Size (occupied units)	2.56	2.6	2.17	2.27	2.47

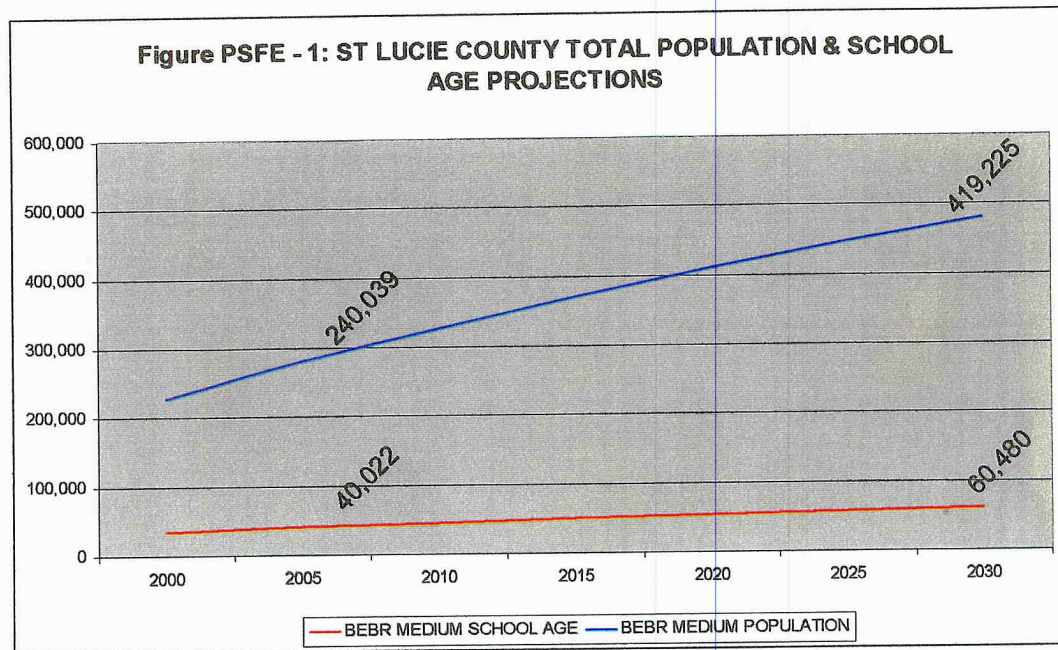
Source: US Bureau of the Census

Development Trends

Population and housing is projected by Traffic Analysis Zones (TAZ) with the following components.

- **2000 Base Data:** Population and housing data reconciled with the 2000 US Census. This dataset includes population, single-family housing and multi-family housing.
- **2030 Medium BEBR Projection:** Population and housing data projected to 2030 using the Medium BEBR projection. This dataset projects population, single-family housing and multi-family housing.

BEBR also projects population by age as shown by Table PFSE 3. Figure PFSE 1 shows the population and school age trend lines for St Lucie County produced by these data.



Source: Bureau of Economic & Business Research, University of Florida, *Florida Population Studies, Volume 39, Bulletin 144, February 2006*; Adapted by Department of Urban & Regional Planning, University of Florida

The Medium BEBR population projection anticipates a 25-year increase population of approximately 179,186 persons (175%) between 2005 and 2030. Correspondingly, the school age population is projected to increase by about 20,458 persons (151% increase).

The student enrollment projections shown in Table PSFE 6 were developed by Fishkind & Associates.⁶ These projections indicate that approximately 20,955 public school students will be added by 2025.

Table PSFE 5: Student Generation Multipliers

		All	Elementary	Middle	High
Composite Multiplier	Single Family	0.405	0.189	0.101	0.115
	Multi Family	0.207	0.039	0.021	0.024

Source: Impact Fees for Educational Facilities, St Lucie County: Henderson & Young, January 13, 2004; Composite multiplier developed by Department of Urban & Regional Planning, University of Florida

⁶ citation

Table PSFE 6: Population & Public Student Enrollment Projections by Zone

TABLE F-31 E-6. Population & Public Student Enrollment Projections							
	MEDIUM BEBR GROWTH PROJECTION						MED BEBR 20 YR GROWTH
	2000	2005	2010	2015	2020	2025	
GREEN ZONE							
POPULATION	48,195	65,090	79,174	96,189	114,698	122,611	57,521
PUBLIC SCHOOL STUDENTS							
ELEMENTARY	6,172	5,962	5,471	5,751	5,721	5,487	-475
MIDDLE	3,090	2,806	2,181	1,953	2,110	1,983	-823
HIGH	3,021	3,128	2,764	2,669	2,729	2,730	-398
TOTAL	12,282	11,896	10,416	10,373	10,560	10,200	-1,696
BLUE ZONE							
POPULATION	90,666	97,965	109,828	121,581	120,433	116,263	18,298
PUBLIC SCHOOL STUDENTS							
ELEMENTARY	5,079	6,187	6,268	6,268	6,202	6,186	-2
MIDDLE	2,754	3,102	3,028	3,157	2,993	2,977	-125
HIGH	3,002	3,755	3,724	3,756	3,690	3,673	-82
TOTAL	10,836	13,045	13,020	13,181	12,885	12,836	-209
RED ZONE							
POPULATION	53,834	76,984	109,893	128,459	155,179	190,826	113,842
PUBLIC SCHOOL STUDENTS							
ELEMENTARY	2,760	5,251	8,217	9,636	9,277	12,786	7,535
MIDDLE	1,432	2,612	4,872	6,125	6,340	8,799	6,188
HIGH	1,358	2,802	5,705	8,115	9,428	11,940	9,138
TOTAL	5,551	10,665	18,793	21,991	25,046	33,525	22,860
DISTRICT TOTAL							
	MEDIUM BEBR GROWTH PROJECTION						MED BEBR 20 YR GROWTH
	2000	2005	2010	2015	2020	2025	
POPULATION	192,695	240,039	298,800	346,200	390,400	429,700	226,361
PUBLIC SCHOOL STUDENTS							
ELEMENTARY	14,011	17,400	19,956	19,770	21,200	24,459	7,058
MIDDLE	7,276	8,520	10,081	11,235	11,443	13,759	5,239
HIGH	7,381	9,686	12,193	14,540	15,847	18,344	8,658
TOTAL	28,668	35,607	42,229	45,545	48,490	56,562	20,955

Source: Florida Population Studies, Bureau of Economic & Business Research, University of Florida, Volume 40 Bulletin 147, February 2007; Student Enrollment Projections, Fishkind & Associates, December 2007

Schools

The public school system in St Lucie County has expanded to meet the needs of growth. A profile of this system is provided in this section.

Guidelines for the Development of Schools

A school site should be adequate to address existing needs based on school programs and enrollment and to allow economical future expansion and development. The choice of sites for new schools is of critical importance in the overall development of a school facilities program. New sites should be located to minimize transportation and infrastructure costs and should be sized so that they provide adequate space for school buildings, stormwater retention, off street parking, queuing for parent and bus loading and unloading, and playground areas.

The Educational Facilities Survey presents minimum space requirements based on program needs, pursuant to Rule A-2.032, Florida Administrative Code, Size of Space, and Occupant Design Capacity Criteria. The minimum space requirements include student capacity, student stations, gross square footage of buildings, and facilities utilization. Student capacity is the maximum number of students a school facility is designed to accommodate. A student station is the area necessary for a student to engage in learning activities, and varies with particular types of activities. It is a measure of the use of space in schools.

According to State criteria, student capacity in elementary schools can be equated to the number of student stations, since elementary school students are assigned to one classroom throughout the day. In secondary schools, however, students move from classroom to classroom depending on their subjects. Scheduling then becomes a factor in calculating capacity as well as the number of students and student stations. Therefore, utilization factors of 90% for middle schools and 95% for high schools have been established in determining capacity.

St Lucie County School District reports capacity to the Department of Education using the standards of the Florida Inventory of School Houses (FISH). FISH capacity is reported in a variety of ways including: permanent satisfactory student stations, satisfactory student stations assigned to relocatables (portables) and total capacity from permanent facilities and from portables. St Lucie County uses FISH capacity for reporting purposes to the Department of Education.

However, for the purposes of implementing school concurrency, the St Lucie County School Board has directed District staff to use program capacity as an alternative method for measuring the capacity of schools. This capacity measure is a more exact means of reflecting the actual programs and capacity of its schools. Program capacity is based on the actual use of a school's space, taking into account special needs students and special programs that may or may not be counted as capacity. In some instances, specialized programs may be recognized as legitimate classroom uses and therefore may add capacity to FISH. In other instances, program capacity may reduce FISH capacity. If these factors are not considered when discussing capacity, the result may be a mistaken impression that classrooms are being under- or over-utilized.

Profile of the School System

The profile of the current school system serving St Lucie County is provided in this section.

High Schools

Six public high schools are provided by the St Lucie County School District. A profile of these schools is shown by Table PSFE 7. Their locations are illustrated by Map PSFE 5.

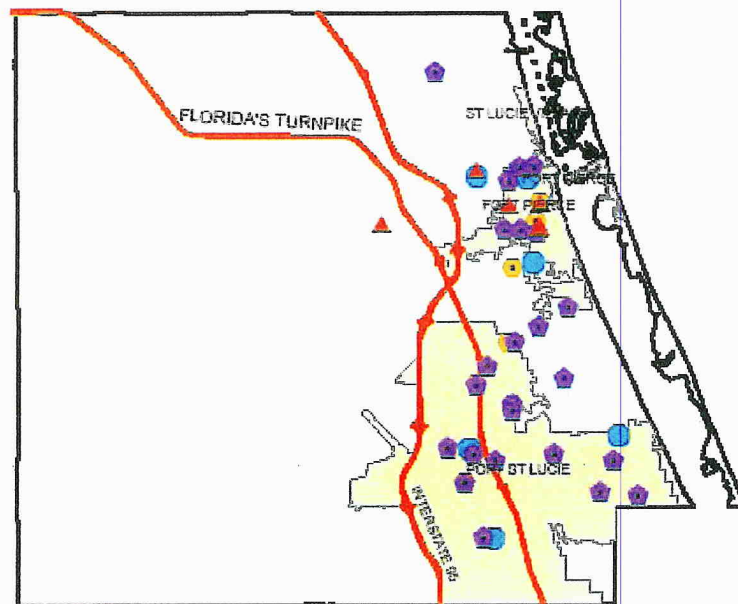
Table PSFE 7: 2007- 08 Inventory of St Lucie County Public High Schools

<i>School Name</i>	<i>2007-08 Permanent Program Capacity</i>	<i>2007-08 Enrollment</i>	<i>Permanent Program Capacity Level of Service (%)</i>
Ft. Pierce Central High	2,648	1,425	53.8%
Ft. Pierce Westwood High	1,582	1,415	89.4%
Lincoln Park Academy	1,107	948	85.7%
Pt. St Lucie High	1,747	2,132	122.0%
St Lucie West Centennial High	2,557	2,452	95.9%
Treasure Coast High	2,405	2,422	100.7%
High Total	12,046	10,794	89.6%





Source: St Lucie County Public Schools

The 2007-08 permanent program capacity of the St Lucie County high schools is 12,046 student stations. The 2007-08 reported high enrollment within the six high schools is 10,794 students. On a district-wide basis, St Lucie County's high schools are operating at 89.6% of their permanent program capacity. With the exception of Port St Lucie High and Treasure Coast High, student enrollments at high schools are below the program capacity for permanent facilities.

ST LUCIE COUNTY



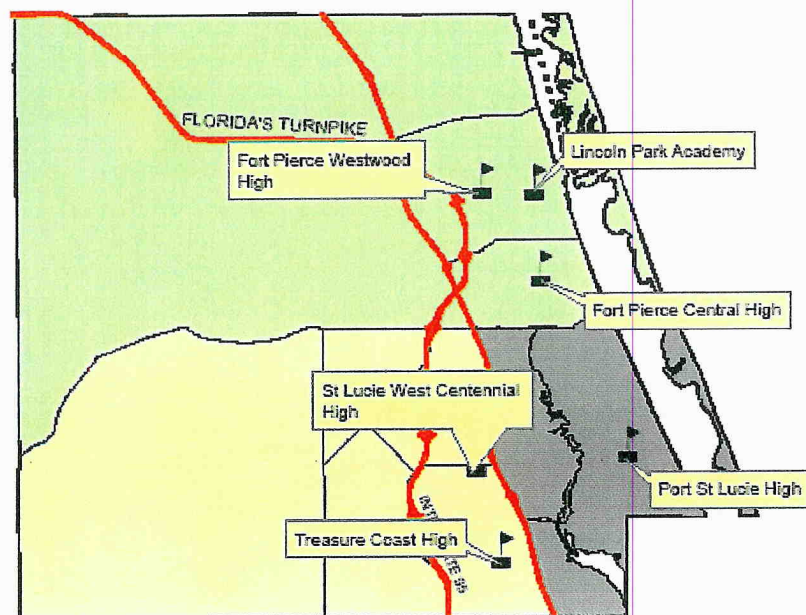
Legend

-  ELEMENTARY SCHOOLS
-  MIDDLE SCHOOLS
-  HIGH SCHOOLS
-  SPECIAL SCHOOLS

Public School Facilities Element

PSFE Map 4: School Locations

ST LUCIE COUNTY



Public School Facilities Element

PSFE Map - 5: High Schools and School Choice Zones

Middle Schools

Four public middle schools and eight K-8 schools are provided by the St Lucie County School District. The Lincoln Park Academy also provides middle school capacity. The 2007-8 capacity of these facilities is 9,502 student stations. A profile of these schools is shown by **Table PSFE 8**. Their locations are illustrated by **PSFE Map 6**.

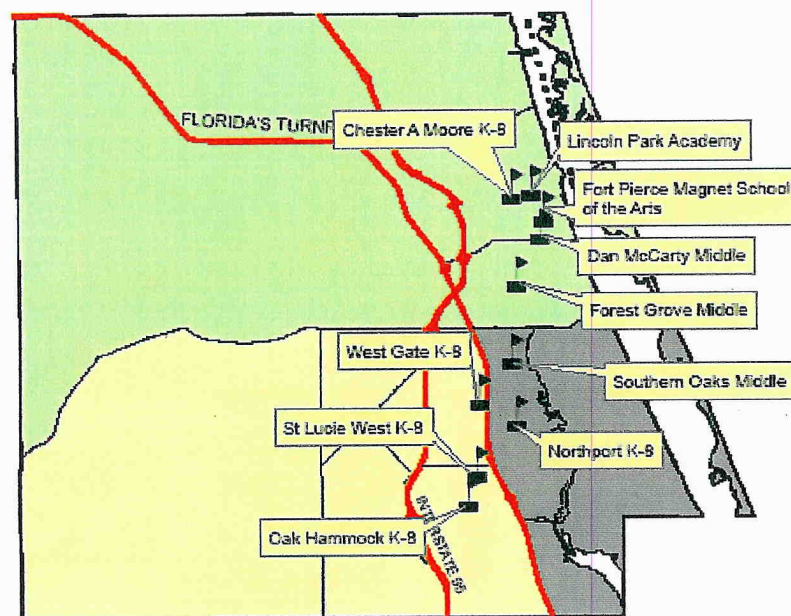
The 2007-08 reported middle enrollment within the five middle schools and the 6-8 classrooms assigned to eight K-8 schools and the Lincoln Park Academy is 8,059 students. On a district-wide basis, St Lucie County's middle schools are operating at 84.8% of their permanent program capacity. Manatee Academy, Oak Hammock K8, Southern Oaks Middle, Southport Middle and West Gate Middle are currently operating above 100% of their permanent program capacity..

Table PSFE 8: 2008 Inventory of St Lucie County Public Middle Schools

<i>School Name</i>	<i>2007-08 Permanent Program Capacity</i>	<i>2007-08 Enrollment</i>	<i>Permanent Program Capacity Level of Service (%)</i>
Dan McCarty Middle	1,269	764	60.2%
Forest Grove Middle	886	665	75.1%
Ft Pierce Magnet School of the Arts	285	341	120%
Lincoln Park Acad (6-8)	830	776	93.5%
Manatee Academy K8 (6-8)	494	509	103.1%
Northport K-8 (6-8)	790	0	0.0%
Oak Hammock K-8 (6-8)	559	750	134.2%
St. Lucie West K-8 (6-8)	1,224	1,089	89.0%
Southern Oaks Middle	997	1,089	109.2%
Southport Middle	917	1,054	114.9%
West Gate K-8 (6-8)	564	743	131.7%
Samuel S Gaines K8 (6-8)	549	319	58.1%
Allapattah Flats K8 (6-8)	424	301	71.0%
Winterlakes K8 (6-8)	0	0	0.0%
Middle Total	9,787	8,400	85.8%

Source: St Lucie County Public Schools

ST LUCIE COUNTY



Public School Facilities Element

PSFE Map - 6: Middle Schools and School Choice Zones

Elementary Schools

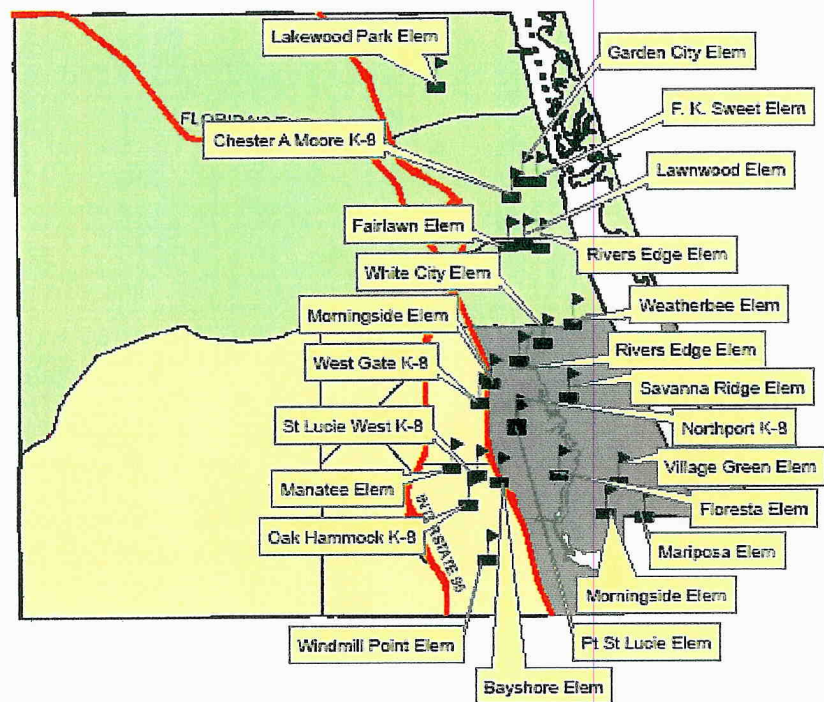
Nineteen public elementary schools and eight K-8 schools are provided by the St Lucie County School District. The middle school capacity provided by these facilities is 20,749 student stations. A profile of these schools is shown by Table PSFE 9. Their locations are illustrated by PSFE Map 7.

The 2007-08 reported elementary enrollment within the 19 elementary schools and the K-5 classrooms assigned to eight K-8 schools is 18,795. On a district-wide basis, St Lucie County's elementary schools are operating at 90.6% of their permanent program capacity. Of the 27 schools providing elementary capacity, 11 schools are operating above 100% of their permanent program capacity.

School Name	2007-08 Permanent Program Capacity	2007-08 Enrollment	Permanent Program Capacity Level of Service (%)
Bayshore Elementary	540	1,154	213.7%
Chester A Moore Elem	799	591	74.0%
Fairlawn Elem Magnet K-5	623	631	101.3%
Floresta Elementary	575	708	123.1%
F.K. Sweet Elementary	714	610	85.4%
Garden City Elementary	764	510	66.8%
Lakewood Park Elementary	817	629	77.0%
Lawnwood Elementary	899	612	68.1%
Manatee K8 (K-5)	988	1,165	118.0%
Mariposa Elementary	633	863	136.3%
Morningside Elementary	561	669	119.3%
Northport K-8 (K-5)	395	399	101.1%
Oak Hammock K-8 (K-5)	1,125	923	82.0%
Parkway Elementary	555	669	120.5%
Port St. Lucie Elementary	901	712	79.0%
Rivers Edge Elementary	728	815	112.0%
St. Lucie Elementary	756	660	87.3%
St. Lucie West K-8 (K-5)	417	540	129.5%
Savanna Ridge Elementary	739	632	85.5%
Village Green Elem	523	610	116.6%
Weatherbee Elementary	728	552	75.8%
West Gate K-8 (K-5)	1,129	894	79.2%
White City Elementary	493	460	93.3%
Windmill Point Elementary	1,250	1,181	94.5%
Winterlakes K8 (6-8)	848	0	0.0%
Allapattah Flats K8 (6-8)	1,152	860	74.7%
Samuel S Gaines K8 (6-8)	1,098	746	67.9%
Elementary Total	20,749	18,795	90.6%

Source: St Lucie County Public Schools

ST LUCIE COUNTY



Public School Facilities Element

PSFE Map - 7: Elementary Schools and School Choice Zones

Special Purpose Schools

St Lucie County School District operates five special schools. These schools and programs are as listed in **Table PSFE 10**. Special schools and programs are available to students on a district-wide basis. With the exception of the Ft. Pierce Magnet School of the Arts, all special purpose schools are operating within their program capacity.

Table PSFE 10: 2008 Inventory of St Lucie County Public Special Schools & Programs			
<i>School Name</i>	<i>2007-08 Permanent Program Capacity</i>	<i>2007-08 Enrollment</i>	<i>Total Program Capacity Level of Service (%)</i>
Anglewood Center (6-12)	97	22	23%
Dale Cassens ESE (K-12)	200	92	46%
Delaware School (6-12)	216	135	63%
Indian Hills School (6-12)	82	54	66%
ALL SPECIAL SCHOOLS	595	303	51%

Source: St Lucie County Public Schools

Charter Schools

The St Lucie County School District has one active charter school. The FAU Lab School has a capacity for 1,830 students. The school is not open in 2007-08. It is projected to have an enrollment of approximately 1,600 students in 2011-12

Relocatables (Portables)

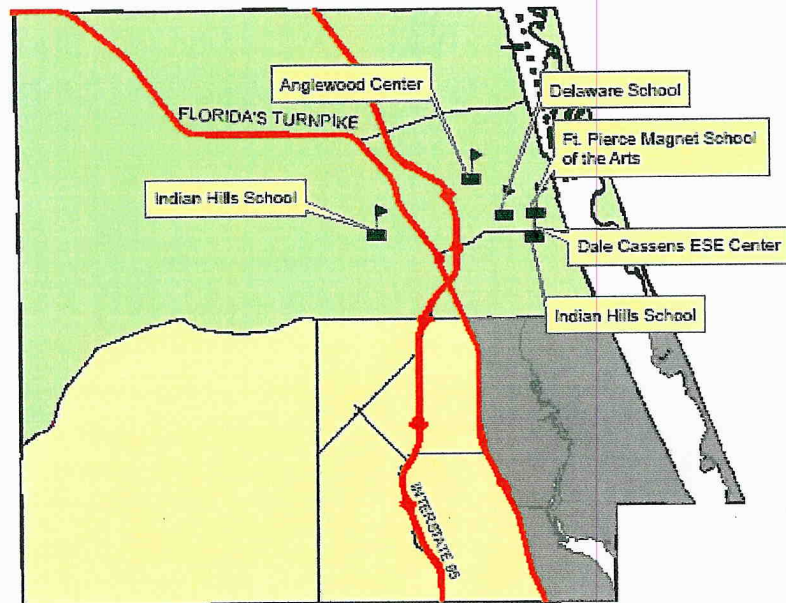
The District addresses capacity deficiencies and other program needs at individual schools by the use of relocatables or portables. As shown by **Table PSFE 13**, the District uses a total of 702 relocatables providing 13,371 student stations. **Appendix C** provides a break-down of the use of portables by school and school type.

Table PSFE 11: 2007-08 Use of Relocatables

<i>School</i>	<i>No of Student Stations</i>
High Total	2,884
Middle Total	1,117
Elem Total	2,549
Special Total	321
District Total	6,871

Source: St Lucie County Schools 2007-08 5 year District Facilities Plan

ST LUCIE COUNTY



Public School Facilities Element

PSFE Map 8: Special Schools and School Choice Zones

Ancillary Facilities

Ancillary facilities provide general support for the operation of the District not related to individual schools. An inventory of these facilities is provided by **Table PSFE 12**.

Table PSFE 12: Ancillary Facilities Inventory		
<i>Facility</i>	Building Size (sq ft)	Site Size (acres)
District Office	117,256	12
South County Compound	105,862	27
Means Court Administrative Center	23,656	3
Total Inventory	246,774	42
Source: St Lucie County School District, James C. Nicholas, Impact Fees for Educational Facilities in St Lucie County, 2005.		

Summary of School Facilities

Table PSFE 13 provides a summary of the capacity, enrollment and level of service district-wide for the high, middle, elementary and special purpose schools operated by the district. The district-wide capacity for charter schools is also provided. As noted, elementary, middle and high schools are generally operating at enrollment levels that exceed 100% of their permanent program capacity.

Table PSFE 13: 2008 Summary of St Lucie County Public Schools			
<i>School Type</i>	Permanent Program Capacity	2007-08 Enrollment	Permanent Program Capacity Level of Service (%)
High Total	12,046	10,794	89.6%
Middle Total	9,787	8,400	85.8%
Elementary Total	20,749	18,795	90.6%
Special Total	595	303	50.9%
All Schools	43,178	38,292	88.7%
Source: St Lucie County Public Schools			
¹ Self-reported			

Relationship to St Lucie County and Municipalities

Future Land Use Element / Future Land Use Map

The municipalities of Fort Pierce, Port St Lucie and St Lucie County each maintain a comprehensive plan and implement land development regulations consistent with Florida statutes and rules. Each of the municipalities have incorporated school siting and coordination policies in their comprehensive plans. St Lucie County has incorporated public schools in the framework of the Comprehensive Plan by including schools in the Public Buildings and Related Facilities Chapter. This section provides a summary of the current status of these programs as they relate to school facilities planning and coordination.

St Lucie County Future Land Use Element	
Objective 1.1.3	Review and amend, as required, the County's Land Development Regulations which support the implementation of the Future Land Use Element, and the other components of the St Lucie County Comprehensive Plan.
Policy 1.1.3.1	<p>Adopt and/or amend existing land development regulations to ensure that they contain the specific and detailed provisions necessary to implement the adopted Comprehensive Plan, and which as a minimum include the following:</p> <ul style="list-style-type: none"> a. Regulate the subdivision of land b. Regulate the use of land, air, and water consistent with all elements of the St Lucie County Comprehensive Plan, to ensure the compatibility of adjacent land uses and provide for adequate open space i. Provide that development orders and development permits shall not be issued which result in a reduction of the levels of service for the affected public facilities below the level of service standards adopted in this and other elements of the St Lucie County Comprehensive Plan
Objective 1.1.4	Require through the County's Land Development Regulations, specific performance criteria [(i.e., architectural, landscaping and separation standards, Transfer of Development Rights (TDR's)], that all new development be compatible with surrounding land uses, both existing and future as represented in this Element.
Policy 1.1.4.1	Encourage the location of urban land use intensities, through the development of density bonus and incentive programs in the Land Development Regulations, to those areas that lie within the defined urban service boundary and discourage the conversion of property in the agricultural and suburban areas to higher intensity urban uses, while still keeping all development authorization in line with the adopted level of service within this plan.
Policy 1.1.4.2	Require that new development be designed and planned in a manner which does not place an unanticipated economic burden upon the services and facilities of St Lucie County.
Policy 1.1.4.3	<p>Continue to encourage the use of cluster housing and planned unit development techniques to conserve open space and environmentally sensitive areas, through the County's Land Development Regulations which include:</p> <ul style="list-style-type: none"> a. minimum acreage requirements necessary to support a viable mixed use community providing sufficient design flexibility to allow innovation and creativity in all forms of planned unit development; e. a mixed use district combining residential, commercial, recreational, educational, and other income producing uses providing significant functional and physical integration among uses
Objective 1.1.7	Future development and redevelopment activities shall be directed to those areas depicted with urban land use designations on the Future Land Use Map and are to be consistent with sound planning principles contained in the goals, objectives, and policies of this plan.
Policy 1.1.7.1	Continue to support and encourage innovative land use development patterns through adequate provision in the County's Land Development

	Regulations including Planned Unit Developments (PUD), Planned Non-Residential Development (PNRD) and the Planned Mixed Use Development (PMUD) zoning designations.
Policy 1.1.7.2	Encourage the use of the Planned Mixed Use Development (PMUD) zoning designation which permits both residential and non-residential development within a single planned development.
Policy 1.1.7.3	Continue to support the Mixed Use activity areas as indicated in the sub-area Mixed Use activity areas plans.
Objective 1.1.12	Pursuant to Chapter 5.00.00 of the Land Development Code, all development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.
Policy 1.1.12.2	Time the development of residential, commercial, and industrial land concurrently with provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.
Policy 1.1.12.3	Permit only those proposed locations of public facilities which: <ul style="list-style-type: none"> a. maximize the efficiency of services provided; b. minimize their cost; and c. minimize their impacts on the natural environment.
Policy 1.1.12.5	Prior to the issuance of any final development order within the Urban Service Area, the County shall consider the proximity of the proposed development activity to the availability of urban and community services and facilities. Development which requires extending any of these services over or through significant distances of undeveloped land or land not already subject to the issuance of a final development order shall be discouraged until other lands that are more proximate to the existing services have been developed.
Objective 1.1.17	Coordinate with the St Lucie County School Board and other educational institutions to locate future educational facilities in a manner which provides for their needs without undue negative impact on the proposed school, surrounding land uses, or public facilities.
Policy 1.1.17.1	Future schools shall be allowable uses in all Future Land Use categories within the Urban Service Area except; industrial (IND), Conservation – Public (Cpub), Residential/Conservation (R/C), Historic (H) and any Special District (SD) which is defined to exclude educational facilities.
Policy 1.1.17.2	The Future Land Use designation for land on which a school is constructed or planned to be constructed shall be changed to Public Facilities (P/F) Land use at the earliest opportunity.
Policy 1.1.17.3	Schools shall not be located outside the Urban Service Area described in Policy 1.1.5.1 unless (a) the school is to be located on property owned by the School Board on or before January 1, 2001, or (b) it is demonstrated that the projected enrollment is primarily students which live outside of the Urban Service Area and are best served by a school also located outside of the Urban Service Area, or the school's curriculum focuses on agricultural uses consistent with those found in St Lucie County.
Policy 1.1.17.4	Proposed school sites shall meet the following general criteria: <ul style="list-style-type: none"> a. Adequate public facilities and services, including roads, central water service, central sewer service, and other utilities shall be available concurrent with the opening of the school; b. There are no significant environmental constraints that would preclude development of a school on the site;

	<p>c. There are no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master File;</p> <p>d. Soils are suitable or adaptable for the proposed use;</p> <p>e. Required parking and circulation of vehicles on the site can be accommodated; and</p> <p>f. Where feasible, co-location with public facilities such as active parks, libraries, and community centers is considered</p>
Policy 1.1.17.5	As provided in Chapter 1013, Florida Statutes, the Land Development Code may include reasonable development standards and conditions for school site plans in accordance with Chapter 1013 Florida Statutes, so long as those standards and conditions are not in conflict with Chapter 1013, Florida Statutes or the State Building Code.
Policy 1.1.17.6	When considering the acquisition and establishment of public facilities such as active parks, libraries, and community centers, the county shall, to the greatest extent possible, select a location which allows for the current or future co-location with a public school.
Policy 1.1.17.7	When selecting land for preservation, or passive parks and uses, the county shall consider the possibility of co-location with a school.
Transportation Element	
Objective 2.3.2	The transportation system shall accommodate bicycle and pedestrian roadway design and facility requirements.
Policy 2.3.2.2	The bicycle and pedestrian plan should provide access to public and private facilities, including schools.
Objective 2.3.3	A bicycle transportation system shall be developed into a network connecting all major travel destinations to population concentrations.
Policy 2.3.3.1	Bicycle and pedestrian facilities should be established around schools, especially areas near schools that are not served by the school bus system.
Housing Element	
Objective 5.2.4	Establish a Housing Task Force with representatives from public and private sectors to identify housing needs of the county and existing and anticipated populations of the county.
Policy 5.2.4.1	The Housing Task Force should include a member of the St Lucie County School Board.
Potable Water Sub-element	
Objective 6A.1.2	The County shall implement procedures for determining that when a development is permitted, whether adequate facility capacity exists in order to meet adopted level of service.
Policy 6A.1.2.3	Establishes level of service for potable water systems, other than those operated by Ft. Pierce Utilities Authority, as 20 gallons per school student per day.
Objective 6A.1.3	The County will maintain a five-year and twenty-year schedule of capital improvement needs for public facilities in the recognized County service areas.

Sanitary Sewer Sub-element	
Objective 6D.1.2	The County shall implement procedures for determining that when a development is permitted, whether adequate facility capacity exists in order to meet adopted level of service.
Policy 6D1.2.3	Establishes level of service for sanitary sewer systems, other than those operated by Ft. Pierce Utilities Authority, as 17 gallons per school student per day.
Conservation Element	
Objective 8.1.9	The County shall develop a hazardous waste management program.
Policy 8.1.9.9	The County shall continue a public education program regarding hazardous waste in partnership with the schools.
Recreation and Open Space Element	
Objective 9.1.2	The County will coordinate public and private resources to meet the recreation and open space needs of its residents and visitors.
Policy 9.1.2.3	The County shall continue to work with other units of local government to provide for the reciprocal use of recreation and schools.
Policy 9.1.2.5	The County shall allow, when possible, other governmental agencies, such as the School Board, to use the St Lucie County Sports Complex.
Intergovernmental Coordination Element	
Objective 10.1.3	The Director of Community Development shall be responsible for coordinating county activities with the comprehensive plans of adjacent municipalities and other units of local government, including the School Board.
Policy 10.1.3.2	Continue to request liaisons regarding proposed plan or rezoning amendments with the School Board and other units of government.
Policy 10.3.4	Continue to coordinate closely with the School Board on the location of future schools in relation to the projected population and land use.
Policy 10.1.3.5	Continue to support joint use agreements between the County and the School District.
Capital Improvements Element	
Objective 11.1.1	Define types of public facilities, establish level of service standards for each type, and determine what capital improvements are needed in order to maintain standards.
Policy 11.1.1.1	Public facilities include education facilities.
Policy 11.1.1.2	Educational facilities are Category D Public Facilities.
Objective 11.1.4	Coordinate land use decisions and fiscal resources with a schedule of capital improvements that maintains adopted level of service standards and meets facility needs.
Policy 11.1.4.7	The plan shall be updated annually with BEBR population estimates and an analysis of any pending public education impacts on infrastructure.

Economic Development Element	
Objective 12.2.3	Encourage the provision of appropriate educational opportunities, programs, and facilities to meet business and industry needs.
Policy 12.2.3.1	Encourage the development of more vocational programs to meet business and industry needs.
Objective 12.5.1	Promote patterns of development that allow public sector services and facilities to be provided more cost-effectively.
Policy 12.5.1.2	Coordinate land use planning and the provision of public facilities.
Objective 12.6.1	Encourage and support improved infrastructure linkages between business centers, educational facilities, and residents.
Policy 12.6.1.1	Improve transportation throughout the County in order to provide improved access to industry and commercial locations for other businesses and the labor force, and provide easier access to educational facilities.
Summary of Objectives and Policies related to Public Schools – City of Fort Pierce	
Future Land Use Element	
1.1 Objective	The City shall designate future land uses with appropriate uses, densities and intensities that will protect residential land uses and stimulate tourism and the local economy.
1.1.5 Policy	The City's land development regulations will be updated to reflect future land uses, correct other inconsistencies, and encourage flexibility in development and redevelopment within the City by December 2007.
1.1.7 Policy	Encourage the use of innovative land development regulations which may include provisions for planned unit developments and other mixed land use development techniques where appropriate.
1.2 Objective	Clearly identify the land use categories in which public schools are an allowable use.
1.2.1 Policy	The City shall allow schools in all Future Land Use categories except the following categories: County Industrial (CI), Industrial (I), Heavy Industrial (HI), Residential Conservation (RC) and Open Space Conservation (OSC).
1.2.2 Policy	The City shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with the St Lucie County School Board.
1.2.3 Policy	The City shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.
1.2.4 Policy	Failure to comply with these siting requirements will result in the prohibition of the City to amend the Comprehensive Plan, except for amendments related to development of regional impact as state in S. 163.3187(1)(b), until the school siting requirements are met.
1.2.5 Policy	Amendments proposed by the City for purposes of identifying the land use categories in which public schools are an allowable use are exempt from the limitation on the frequency of plan amendments.
1.2.6 Policy	Encourage the location of schools proximate to urban residential areas to the fullest extent possible.
1.2.7 Policy	The City shall require the collocation of public facilities, such as parks,

	libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods.
1.3 Objective	The City shall continue to require public facilities to be available concurrent with development and redevelopment and consistent with other goals, objectives, and policies in the Fort Pierce Comprehensive Plan.
1.3.1 Policy	Land use regulations shall require that facilities and services meet the established level of service standards, and are available concurrent with the impacts of development.
1.3.2 Policy	Development orders and permits will be conditioned on the availability of the facilities and services necessary to serve the proposed development.
1.3.3 Policy	Providers of public facilities must be able to authorize service to the various land uses at the same time as the land uses are permitted.
1.3.4 Policy	The City shall issue a Certificate of Concurrency for developments in accord with the Concurrency Management Element.
1.7 Objective	The City will coordinate with the Community Redevelopment Agency to solve underlying problems which have a blighting influence on the City, satisfy basic needs of the populace, discourage urban sprawl, and take advantage of opportunities for economic, social, or aesthetic improvements.
1.7.4 Policy	Adopt Downtown Fort Pierce urban design guidelines by July 2008 that promote creation of a local urban destination characterized by a mix of uses, compactness, preservation of architectural integrity and functional linkages that encourage pedestrian activity.
1.8 Objective	The City shall support Neighborhood Planning Programs that encourage physical and economic revitalization of neighborhoods and public safety.
1.8.3 Policy	The City of Fort Pierce shall undertake Special Area Plans to stabilize and revitalize existing neighborhoods. Special Area Plans shall include the following: 6. Inventory of recreation and open space areas, schools, and institutional uses.
Transportation Element	
2.1 Objective	Maintain a transportation system that provides adequate capacity.
2.1.6 Policy	For new developments or redevelopments the city should allow mitigation by applying proportionate fair share. The City will follow the method for establishing proportionate fair share adopted by ordinance.
2.1.7 Policy	Proposed land use changes shall also consider the average daily traffic impacts.
2.2 Objective	Evaluate future land use patterns to maintain the required transportation requirements concurrent with future development needs.
2.2.1 Policy	The City shall include transportation demand management (TDM) measures within permit requirements to promote the use of bicycles and walking and to minimize the vehicles on the main roads, promote safety and improve system efficiency.
2.2.4 Policy	Coordinate with the Future Land Use Element to encourage land uses that support multimodal transportation strategies.
2.2.5 Policy	Apply Transportation Demand Management strategies to address parking needs, mobility enhancements, and accessibility from developments to transit.
2.11 Objective	The City shall implement a multimodal transportation system that will provide a safe, efficient, convenient, and economical means of transportation to all modes and will promote connectivity and compatibility with land uses.
2.11.3 Policy	The City shall coordinate with St Lucie County Transit to ensure that bus

	stops are located in areas that are accessible to a large portion of the community by reviewing the location of bus stops on annual basis and suggesting the need for new shelters or improvements to existing amenities to the transit provider.
Intergovernmental Coordination Element	
8.1 Objective	Continue and improve coordination activities among government agencies with planning and impact assessment duties that affect the City, as listed in Table 8A; with other units of local government that provide services but have no regulatory authority over the use of land; and with the comprehensive plans of adjacent municipalities, the county and adjacent counties.
8.1.4 Policy	The City of Fort Pierce shall coordinate with St Lucie County and the Fort Pierce Utility Authority on matters of growth management, comprehensive planning, land development regulations, and provision of public services within proposed annexation areas as provided in the joint planning agreement.
8.1.7 Policy	Cooperatively pursue the resolution of development and growth management issues having impacts that transcend the City's current political jurisdiction including issues of federal, regional, and state significance with the appropriate agencies. Issues to be addressed include, but are not limited to, the following: c) Impacts of development on school capacity and school facilities planning.
8.1.9 Policy	The City shall exchange information on current development projects with St Lucie County, Port St Lucie, St Lucie Village in order to anticipate impacts of development from other communities on the City of Fort Pierce.
8.2 Objective	Ensure that the impacts of development, proposed in the City's Comprehensive Plan, upon development in adjacent municipalities, the County, adjacent counties, the region and the State are addressed through coordination mechanisms.
8.2.1 Policy	The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.
8.2.2 Policy	The City shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas: 1. Coordinate planning activities mandated by the various elements of the Fort Piece Comprehensive Plan with local governments, the School District of St Lucie County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state; 4. Demographic and social-economic information and services shall be readily available for county, school board and municipal planning activities.
Objective 8.5	Ensure coordination with the St Lucie County School District to establish concurrency requirements for public school facilities.
8.5.1 Policy	The City of Fort Pierce, in cooperation with appropriate local, county and state governments and agencies, shall utilize the following collaborative planning process to reach decisions on population projections and public school siting:

	<p>1. Employ compatibility and public school impact procedures, which consider land use compatibility and public school impacts through the use of flexibility provisions included in the Fort Pierce Comprehensive Plan;</p> <p>2. Provide the St Lucie County School District with population projections and other demographic and socio-economic data to assist the School Board with public school siting;</p> <p>3. Provide professional support to the School Board Superintendent's site review committee;</p> <p>4. Involve the St Lucie County School District during the review process for residential Land Use Plan Amendments, Plats and Developments of Regional Impact.</p> <p>5. The procedures shall be coordinated in a manner that conforms to the interlocal agreement between the City and the School District and any future amendments to this agreement.</p> <p>6. The City shall coordinate with the St Lucie County School District to establish concurrency requirements for public school facilities.</p>
Capital Improvement Element	
9.1 Objective	Maximize fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, and planned future growth, and to replace obsolete or deteriorated facilities.
9.1.1 Policy	Ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at acceptable level of service standards prior to the issuance of new development orders.
9.1.2: Policy	Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. These methods may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.
9.1.3: Policy	Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.
9.1.4: Policy	Aggressively seek all realistic grant opportunities to fund projects in the Schedule of Capital Improvements.
9.1.6 Policy	Subdivision regulations established by the City shall provide for the timely completion and maintenance of the capital improvements required by the Comprehensive Plan.
9.2 Objective	Provide the necessary capital improvements to replace worn-out or obsolete public facilities, correct service deficiencies and accommodate planned future growth consistent with the adopted level-of-service standards.
9.2.1 Policy	Prepare and adopt a Five-Year Capital Improvement Program (CIP) as part of the City's annual budgeting process. Amend the Capital Improvement Element annually to reflect these changes.
9.2.2 Policy	Annual update of the Capital Improvement Element shall include reflect proportionate fair-share contributions.
9.2.3 Policy	The Schedule of Capital Improvements shall be financially feasible. Sufficient revenues shall be available for the first three years or will be available from committed or planned funding sources for years 4 and 5 of a

	5-year capital improvement schedule.
9.2.4 Policy	The Schedule of Capital Improvements shall be based upon the Future Land Use Element and consistent with all other Plan elements.
9.2.5 Policy	Coordination proportionate fair share mitigation procedures and payments with St Lucie County.
9.2.7 Policy	Use the City's Land Development Code to ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.
9.4 Objective	Land use decisions shall be made based upon and available or projected fiscal resources in coordination with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs.
9.4.1 Policy	The City shall use the Capacity and Level of Service Database as provided for in the Concurrency Management Element to determine availability of public facilities for requested land use designations.
9.4.2 Policy	The City shall determine whether projects in the Schedule of Capital Improvements will allow level of service standard to be maintained with a proposed land use change.
Concurrency Management	
10.3 Objective	The City of Fort Pierce Planning Department will be responsible for determining the concurrency for all applications of development orders for certificate of use, final site plans and/or final subdivision plans.
10.3.1 Policy	When reviewing applications for plans for such development orders, the Planning Department shall perform a Concurrency Assessment to ensure that public facilities are available concurrent with the impacts of the proposed development.
10.3.2 Policy	A Concurrency Assessment will determine if there is adequate capacity in each of the public facilities to accommodate the impact of the existing population, vested and exempt development projects, previously permitted development projects and the proposed new development project at or above the adopted Level of Service.
10.3.3 Policy	A Certificate of Concurrency may be issued when a concurrency evaluation and test has been conducted and that the tests indicate that facility capacities for the proposed development areas available at the adopted Levels of Service.
10.3.4 Policy	If a public facility is not meeting level of service standards or if the proposed development will cause the facility to fail its level of service standards, the City may enter into an agreement for proportionate fair share mitigation.
10.3.5 Policy	Upon execution of a proportionate fair share agreement, applicants for development shall be entitled to receive a Conditional Certificate of Concurrency. The Conditional Certificate of Concurrency and related development order will be conditioned on the satisfactory execution of the provisions of a development agreement.
10.3.6 Policy	The Certificate of Concurrency, whether or not it's conditioned, shall have a term equivalent to the term of the related development order, unless a different term is agreed by the City and specified in the development order.
10.3.7 Policy	A Certificate of Concurrency and the related development order may be applicable to more than (1) phase of a multi-phase development. The Certificate shall specify the amount of capacity reserved and the scheduled build-out date for each phase.
10.3.8 Policy	Policy The Certificate of Concurrency may include conditions of approval,

	which are deemed necessary for concurrency to be ensured.
Summary of Objectives and Policies related to Public Schools – Port St Lucie	
Future Land Use Element	
Objective 1.1.2	Development orders and permits for development and redevelopment activities shall be issued only in those areas where suitable topography and soil conditions exist to support such development.
Policy 1.1.2.1	As required, all proposed development of other than individual residences shall include a soil analysis prepared by a registered professional engineer which shall include the ability of the soil structure to support the proposed development.
Policy 1.1.2.2	All proposed development shall be located in a manner such that the natural topographic features of a site are not adversely altered so as to negatively affect the drainage of neighboring properties or visual aesthetics of the area.
Objective 1.1.3	Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, and Capital Improvements Element of this comprehensive Plan) are available concurrent with the impacts of development.
Policy 1.1.3.1	The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as: <ul style="list-style-type: none"> a. Potable water; b. Sanitary sewers; c. Solid waste removal; d. Vehicular and pedestrian circulation; e. Public safety; f. Recreation; g. Public schools; h. Electricity; and i. Drainage
Objective 1.1.4	Future growth, development and redevelopment shall be directed to appropriate areas as depicted on the Future Land Use map. The land use map shall be consistent with: sound planning principles; minimal natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities.
Objective 1.1.7	Future development will be encouraged to locate in the sewer and water assessment districts as shown and adopted in the infrastructure element to discourage urban sprawl.
Policy 1.1.7.2	Central water and sewer facilities and other municipal services, requiring capital investment shall be extended and provided in the service districts to facilitate compact development in accordance with the Capital Improvement Element.
Policy 1.1.7.3	The City will extend urban services based on approved special assessment districts.
Objective 1.1.8	The City shall initiate and utilize planning and development controls to discourage the proliferation of urban sprawl, encourage innovative

	development, greater diversity of land uses, and to improve community appearance.
Policy 1.1.8.1	The City shall encourage developers to build mixed-use projects which integrate several land uses within the same project.
Objective 1.2.1	Adopt a New Community Development District (NCD District) Future Land Use designation, which will facilitate the development of a mixed-use community.
Policy 1.2.1.1	The New Community Development District shall be planned to incorporate a mixture of land uses, consistent with the densities and intensities authorized by the overall land use designation. At the option of the landowner(s), the NCD District may be broken into defined sub-Districts, however each sub-District shall be included in or approved as part of a Development of Regional Impact as provided for in Policy 1.2.7.1.
Objective 1.2.2	Implement policies that ensure that development within the New Community Development District will be: <ul style="list-style-type: none"> a. Mixed use, providing a greater variety of uses closer to home and work; b. Pedestrian oriented, reducing reliance on the automobile and building a sense of place and community; c. Environmentally sensitive, providing wildlife corridors and upland habitat preservation; and d. Able to provide a diversity of housing types to enable citizens from a wide range of economics levels and age groups to live within its boundaries.
Policy 1.2.2.2	Residential Areas shall: <ul style="list-style-type: none"> a. Contain neighborhoods of housing, which neighborhood may also contain schools, parks, places of worship and civic facilities essential to the daily life of the residents;
Objective 1.2.6	Replace piecemeal planning which reacts to development on a project-by-project basis with a long-range vision to create an integrated new community.
Policy 1.2.6.1	The City shall allow development of part or all of the NCD District, or any sub-District, as a Master Planned Unit Development (MPUD) zoning category and will require the preparation, submission and approval of a Conceptual Master Plan and MPUD Regulation book prior to the initiation of construction within the NCD District, or any sub-Districts, or portion thereof. Map H, as approved and appended to a DRI Development Order, may serve as the Conceptual Master Plan. The MPUD Regulation Book shall contain planning and design principles and standards that shall govern development within the MPUD. Where the MPUD Regulation Book conflicts with City Land Development Regulations, the MPUD Regulation book shall prevail.
Objective 1.2.7	To ensure that development within the NCD District is in conformance with Objectives, Policies, Principles, standards and criteria contained herein.
Policy 1.2.7.1	Development within the NCD District shall be included in a Development of Regional Impact approval, as specified in Chapter 380, F.S. (as may be amended from time to time), prior to development within the NCD District.
Policy 1.2.7.2	On or before January 31 st of each year, a written status report shall be provided to the City for the NCD District or any sub-District. If the property has an approved DRI Development Order in effect at the time, the required DRI annual report may be submitted in lieu of the written status report. The status report shall include the following information: <ul style="list-style-type: none"> a. A summary of the development completed for the year;

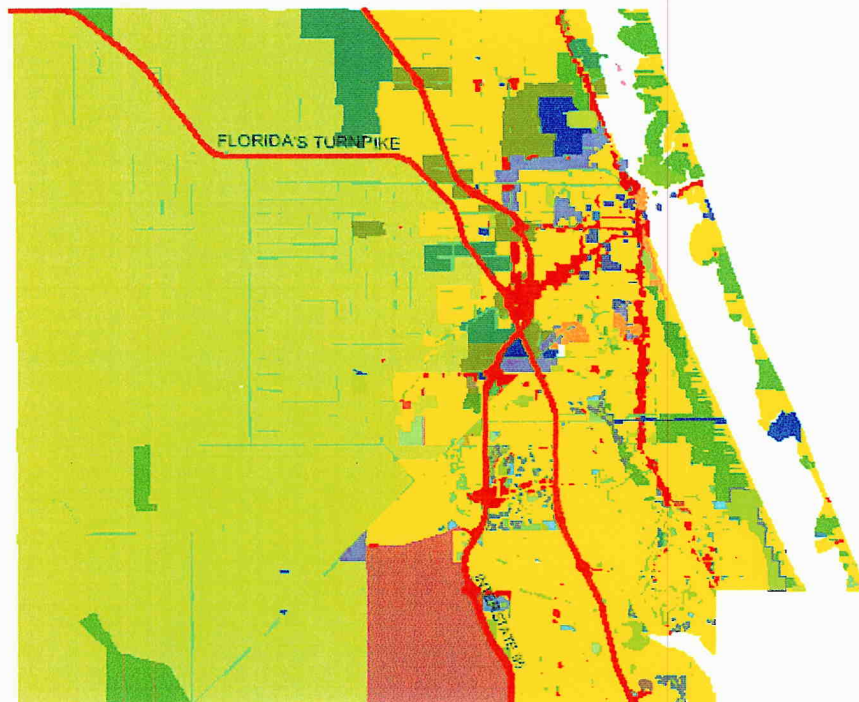
	<ul style="list-style-type: none"> b. A summary of ongoing agricultural uses on undeveloped tracts of land; c. A cumulative total of all development completed; d. Identification of undeveloped tracts of land that have been sold to a separate entity or developer; and e. Identification of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of permit. f. A summary of any dwelling units, hotel rooms, and non-residential square footage transferred between sub-Districts.
Capital Improvement Element	
Objective 9.1.1	Capital improvements shall be provided as required on an annual basis to correct existing deficiencies, to accommodate projected future growth and to replace obsolete and worn-out facilities in accordance with the adopted Capital Improvement Program.
Policy 9.1.1.3	<p>Proposed capital improvement projects will be evaluated and ranked in the following order of priority:</p> <ul style="list-style-type: none"> a. Replacement of obsolete or worn out facilities, including repair, remodeling or renovation of facilities that contribute to achieving and/or maintaining levels of service. b. New facilities that reduce or eliminate existing deficiencies in levels of service. c. New facilities and improvements to existing public facilities, that eliminate public hazards not otherwise eliminated by improvements prioritized according to a and b above. d. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next five fiscal years, as updated by the annual review of the CIE. The City may acquire land or right-of-way in advance of the need to develop a facility for new development. e. Improvements to existing facilities and new facilities that significantly reduce the operating costs of achieving and/or maintaining levels of service. f. All facilities scheduled for construction or improvement in accordance with this policy shall be evaluated to identify any plans of State agencies or the South Florida Water Management District that affect, or will be affected by the proposed capital improvement.
Objective 9.1.2	The City shall review development applications in order to implement concurrency management system requirements to ensure development orders issued will not result in a reduction of required public facilities based on adopted levels of service, and to ensure that development bears 100% of costs for public facilities necessary to service such development.
Policy 9.1.2.2	The City will continue to adopt appropriate legislation to ensure that future development will bear 100% of the costs of facilities necessitated by the development in order to maintain adopted LOS standards.
Objective 9.1.3	The City shall coordinate the management of its fiscal resources and land use decisions to ensure the provision of needed capital improvements as identified on an annual basis in the City's Capital Improvements Program for previously issued development orders and for future development in order to maintain adopted LOS standards.
Policy 9.1.3.2	The City shall adopt a Capital Improvement Budget at the same time it

	adopts an Annual Operating Budget. The Capital Budget shall include those projects as specified in the policies of the other Comprehensive Plan elements necessary to maintain the adopted levels of service.
Policy 9.1.3.6	Through the concurrency management system the City shall manage its fiscal resources to insure the provision of needed capital improvements for previously issued development orders.
Policy 9.1.3.7	The City will continue to maintain an adequate facilities ordinance to ensure that public facilities and services will meet the adopted levels of service and will be available concurrent with the impact of development.
Policy 9.1.3.8	<p>Proposed plan amendments and requests for new development shall be evaluated according to the following guidelines as to whether the proposed action would:</p> <ul style="list-style-type: none"> e. contribute to a condition of public hazard as described in the Infrastructure and Coastal Management Elements; f. exacerbate any existing condition of public facility deficits as described in the Traffic Circulation, Infrastructure and Recreation and Open Space Elements; g. generate public facility demands that may be accommodated by capacity increases planned in the 5-year Schedule of Improvements; h. conform with future land uses as shown on the Future Land Use Map; i. if public facilities are developer provided, accommodate public facility demands based upon adopted LOS standards; j. if public facilities are provided by the City demonstrate financial feasibility subject to this element; and k. affect State agencies' and the South Florida Water Management District's facilities plans.
Objective 9.1.4	The City shall establish, implement and maintain a Concurrency Management System to ensure that public facilities and services are in place to support development prior to the issuance of final development orders and are available concurrent with the impacts of development.
Policy 9.1.4.2	The City shall establish the financial feasibility to maintain public improvements based on level of service standards in annual updates of the Capital Improvements Program, and Capital Improvements Element of the plan.
Policy 9.1.4.3	The City will monitor available capacity based on level of service standards to ensure adherence to such standards and report adequacy of such in a required Yearly Information Report (YIR) on concurrency.
Policy 9.1.4.4	The City's Concurrency Management System will include guidelines and standards for the application of concurrency including the relationship of level of service standards to the issuance of final development orders. This includes: types of applications which are eligible for certification of concurrency; de minimus level of service standards for determination of capacity as related to issuance of final development orders; and staff review and approval procedures and monitoring requirements for projects and on an annual basis.
Policy 9.1.4.5	Facilities and services shall be in place to serve development at time of issuance of final development orders or conditioned such that they are under construction or funds committed for such pursuant to Chapter 163 Florida Statutes.
Policy 9.1.4.7	Reservation of public facility capacity will only be permitted if all impact fees are paid, and improvements which guarantee availability of capacity are scheduled to be in place concurrent with the impact of development.

Recreation and Open Space Element	
Objective 7.1.4	Coordinate with other government agencies and the private sector to implement park acquisition, construction, maintenance, and preservation plans.
Policy 7.1.4.2	The City shall continue to work with the St Lucie County School Board to provide recreation facilities and programs at schools located in the City through mutual use agreements.
Transportation Element	
Objective 2.2.1	Motorized and non-motorized needs shall be addressed and met for each new development approved.
Policy 2.2.1.1	Review development projects to require improvements for pedestrian and bicycle lanes.
Policy 2.2.1.2	Review on-site traffic flow to assure adequate circulation for motorized and non-motorized vehicles and pedestrians is provided.
Objective 2.3.1	The transportation system shall be improved to appropriately accommodate bicycle and pedestrian roadway design and facility requirements.
Policy 2.3.1.1	Consider new land development regulations, design criteria and standards to be used in addressing the needs of bicyclists and pedestrians.
Policy 2.3.1.3	Include within the land development regulations a requirement that all new developments provide bicycle facilities and/or sidewalks along all major collectors and arterials within and adjacent to the proposed development.
Objective 2.3.2	By 2002, a bicycle transportation system shall be developed into a network connecting all major travel destinations to population concentrations.
Policy 2.3.2.2	Use the County's Bicycle Advisory Committee to develop recommendations for a bicycle and pedestrian transportation plan. The plan should provide access to major public and private facilities including parks, schools, beach accesses and major shopping facilities.
Policy 2.3.2.5	Coordinate bicycle planning activities with other agencies associated with bicycle planning activities.

PSFE Map 9 shows a composite Future Land Use Map. The categories are generalized and the color code reconciled to reflect general land use types and densities.

ST LUCIE COUNTY



Public School Facilities Element

PSFE Map 9: Composite Future Land Use

Coordinated Planning Techniques

School planning is about providing adequate facilities, supporting network and services to meet the demands of growth and ensure a quality education for Florida's residents. In 2002, Governor Jeb Bush identified school planning as a critical issue facing Florida's communities and proposed legislation that required a comprehensive focus on school planning by requiring coordination of information.

The legislation requires local governments and school boards to enter into interlocal agreements that address school siting, enrollment forecasting, school capacity, infrastructure, collocation and joint use of civic and school facilities, sharing of development and school construction information, and dispute resolution and oversight.

In 2003, St Lucie County, the City of Fort Pierce, the City of Port St Lucie, and the School Board adopted the Interlocal Agreement for Public School Facility Planning. The process to adopt and implement the interlocal agreement has improved the working relationships between the County, School District and Municipalities and has led to a better understanding of each other's issues and concerns.

The result has been better understanding and cooperative decision making for school projects, collaborative initiatives to purchase lands and utilize existing County- and School Board-owned lands, better coordination of neighborhood compatibility and infrastructure with school projects, and improved data sharing. Coordinated planning efforts are leading to improved timing of sidewalk projects, improved traffic flow surrounding schools, improved buffers with school neighbors, and improved sensitivity for historical structures.

Along with the coordination prompted by the interlocal agreement, Section 163.3174, Florida Statutes, requires the local planning agency, which in St Lucie County is the Planning Commission, include a representative of the school district as a nonvoting member. This membership, along with the school board's review of development approval plans, keeps the School Board up-to-date on land use decisions that could affect future student populations.

Section 163.3177 (6) (a), Florida Statutes, requires that the future land use element of the comprehensive plan clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories where public schools are an allowable use, a local government is required to include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

It is generally accepted that elementary schools should be located within residential neighborhoods. Middle and high schools, however, have a greater impact on the neighborhoods due to their increased size, traffic, sports events, and student movement. These schools are better suited to be located at the periphery of neighborhoods to serve a larger area and on larger roadways, such as collector and arterial roads.

Co-location and Shared Use of Schools

Building schools for multiple purposes can serve the needs for both education and the community. Opportunities may exist to co-locate schools with compatible public facilities, such as parks, recreation, libraries and other community facilities. Joint use of school board and local government facilities and the creation of community-based programs with school facilities can enrich community life and provide a cost effective way to expand facilities.

The quality of schools can affect residential growth patterns, impact urban sprawl and can provide a catalyst in neighborhood revitalization. Successful neighborhoods incorporate schools and recreation and park sites within their boundaries. Linking schools with parks and recreation areas and other community facilities such as libraries and community centers can enhance the educational environment and bring the school closer to the community.

Map PSFE 10 illustrates existing co-location opportunities throughout the County. These maps indicate schools and complimentary public facilities such as libraries and parks are frequently located in close proximity offering opportunities for shared use.

Emergency Shelters

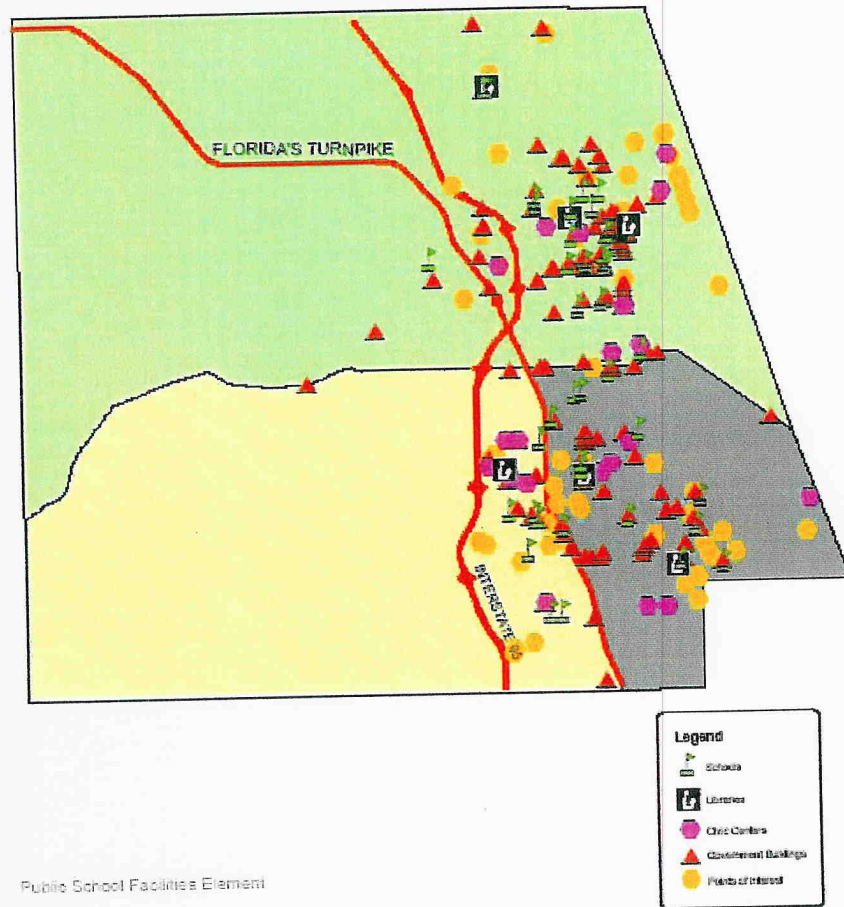
New educational facilities located outside a category 1, 2 or 3 evacuation zone are required to have core facility areas designed as Enhanced Hurricane Protection Areas unless the facility is exempted based on a recommendation by the local emergency management agency or the Department of Community Affairs. Certain factors are considered to qualify for the exemption, such as low evacuation demand, size, location, accessibility, and storm surge. For example, schools within counties that have adequate shelter capacity may be exempt. **Table PSFE 14** provides an inventory of schools that serve as emergency shelters.

Table PSFE 14: Schools as Emergency Shelters

Bayshore Elementary
CA Moore Elementary
Lakewood Park Elementary
Manatee Elementary
Mariposa Elementary
Morningside Elementary
Oak Hammock Elementary
Parkway Elementary
Savannah Ridge Elementary
Treasure Coast High
Village Green Elementary
Weatherbee Elementary
West Gate K8
Westwood High
Windmill Point Elementary

Source: St Lucie County Government, Emergency Operations Center

ST LUCIE COUNTY



PSFE Map 10: Collocation Patterns & Opportunities

Enrollment & Capacity

The evaluation of the present and future relationship of enrollment and school capacity is fundamental to effective school facilities planning and concurrency management. The Five-Year District Facilities Plan and the annual Capital Outlay Full Time Equivalent (COFTE) projections (cohort – survival technique) provided by the Florida Department of Education (DOE) as adjusted by St Lucie County School District provide the foundation for this assessment.

Florida statutes require that the school enrollment projections made the DOE and the school districts be reconciled with population and housing projections used for comprehensive planning purposes.

Historic & Projected Enrollment

Current COFTE projections prepared by the DOE extend through the 2015-16 school year. Table PSFE 15 shows this projection of public school enrollment for St Lucie County.

The COFTE projections include public school students only. These projections do not include students receiving their education in private schools, by home schooling or charter schools. In 2000, the public school enrollment in St Lucie County represented approximately 85% of the school age population. St Lucie County School District has adopted adjusted DOE COFTE projections as shown in Table PSFE 16. The School District projections indicate a lower rate of growth in student enrollment than projected by DOE.

Table PSFE 15: Department of Education, COFTE Public Student Enrollment, Historic & Projected

<i>School Year</i>	<i>K-12 Enrollment</i>	<i>Students Added</i>	<i>Percent Increase</i>	<i>Elem Students</i>	<i>Middle Students</i>	<i>High Students</i>
2001-02*	29,605			14,122	7,509	7,974
2002-03*	30,674	1,069	3.61%	14,508	7,596	8,570
2003-04*	31,955	1,281	4.18%	15,036	7,980	8,939
2004-05*	33,851	1,896	5.93%	16,087	8,439	9,325
2005-06*	35,526	1,675	4.95%	17,358	8,540	9,628
2006-07*	38,132	2,606	7.34%	18,650	9,121	10,361
2007-08*	40,233	2,101	5.51%	19,796	9,536	10,901
2008-09**	42,505	2,272	5.65%	20,800	10,333	11,372
2009-10**	45,144	2,639	6.21%	21,973	11,083	12,088
2010-11**	48,012	2,868	6.35%	23,235	12,099	12,678
2011-12**	50,863	2,851	5.94%	24,310	13,094	13,459
2012-13**	53,828	2,965	5.83%	25,243	14,050	14,535
2013-14**	56,756	2,928	5.44%	26,495	14,594	15,667
2014-15**	59,713	2,957	5.21%	27,879	14,915	16,919
2015-16**	62,596	2,883	4.83%	28,890	15,447	18,259
2016-17**	65,357	2,761	4.41%	29,589	16,620	19,148
2017-18**	68,028	2,671	4.09%	30,346	17,862	19,820

Source: Florida Department of Education, COFTE Projections, St Lucie County School District

* Actual Note: Any discrepancy with actual figures shown in Table PSFE 18 are due to different reporting time-frames.

** Projected

Table PSFE 16: St Lucie County School District, Public Student Enrollment, Historic & Projected

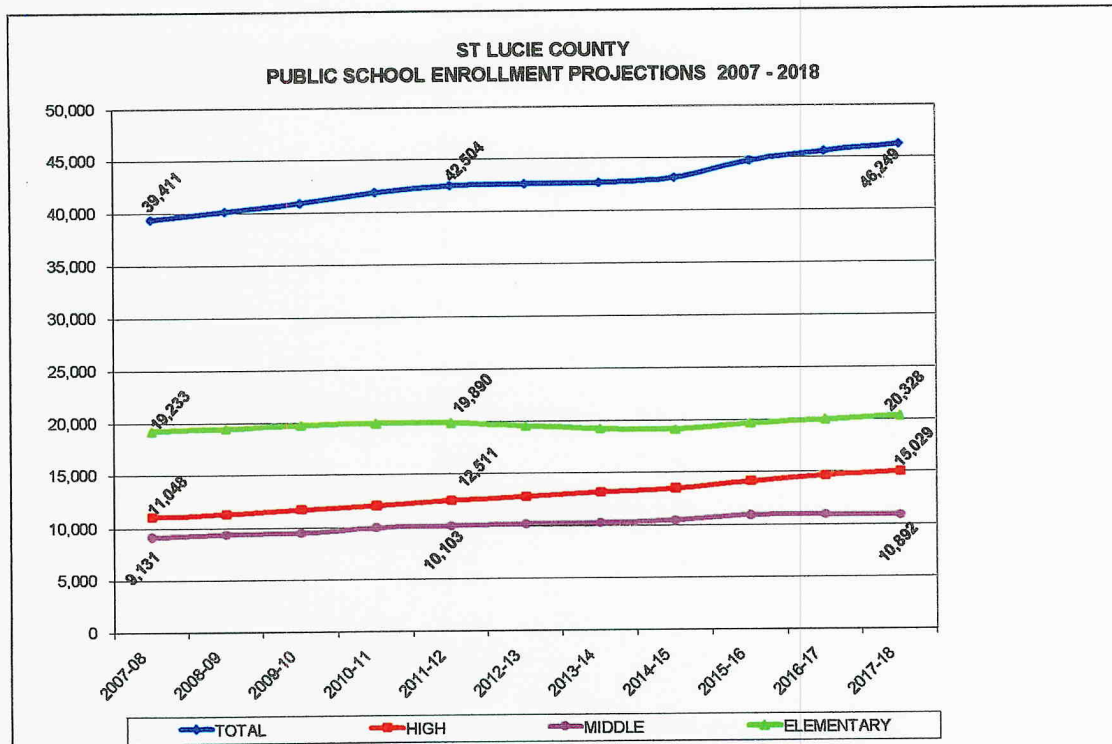
School Year	K-12 Enrollment	Elem	Middle	High
2007-08*	39,411	19,233	9,131	11,048
2008-09**	40,131	19,464	9,368	11,298
2009-10**	40,924	19,744	9,469	11,712
2010-11**	41,896	19,898	9,932	12,066
2011-12**	42,504	19,890	10,103	12,511
2012-13**	42,636	19,575	10,219	12,842
2013-14**	42,714	19,265	10,249	13,200
2014-15**	43,126	19,125	10,467	13,535
2015-16**	44,724	19,669	10,900	14,154
2016-17**	45,609	20,005	10,931	14,672
2017-18**	46,249	20,328	10,892	15,029

Source: St Lucie County School District, Fishkind & Associates, November 2007

* Actual

** Projected

Figure PSFE 4 shows the adjusted COFTE projections by elementary, middle, high special, and charter school (also refer to Table PSFE 15). These projections were developed by Fishkind Associates to reflect best available and most current data.⁷ It is recommended that the adjusted Fishkind projections to be employed by the St Lucie County School District for its five-year capital planning.



Source: St Lucie County School District, Fishkind & Associates, December 2007

⁷ Source: St Lucie County Public Schools, 2007-08 District Facilities Plan; Adjustments by Department of Urban & Regional Planning, University of Florida

Funding for Capital Improvements

Ultimately the ability of the St Lucie County School District to meet the capacity demands of the growing population depends upon the availability of funding for capital improvements and the effective application of these funds.

Capital Outlay Revenues

St Lucie County Public Schools receive capital outlay revenues from a variety of sources as identified in **Table PSFE 17**.

The **Capital Investment Tax (2 mil)** is the most significant of the capital revenue sources. The District may allocate these funds only on capital projects contained in the DOE-approved School Plant Survey and the revenues tend to increase with both population growth and increasing property values..

The **Infrastructure Sales Tax** represents the second most significant revenue for school capacity needs. St Lucie County voters approved a referendum enacting a sales discretionary tax called the "Infrastructure Surtax", to be levied by St Lucie County for the purpose of construction, reconstruction or improvement of public facilities, pursuant to Chapter 212.055, Florida Statutes.

Educational Facility Impact Fees

In 2004, the School Board adopted a resolution that requested the County to adopt an impact fee. County Ordinance No. 2004-028, which went into effect on May 1, 2004, requires new residential uses to contribute their fair share of the cost of capital improvements and additions to the educational system to accommodate growth. The impact fee, collected by the County and the municipalities and distributed to the School Board, is payable at the time of the Certificate of Occupancy.

The **Educational Facility Impact Fees** are currently set at the following rates:

Single Family	\$5,232 per unit
Multi Family	\$ 2,677 per unit
Mobile Home	\$ 1,510 per unit

Public Education Capital Outlay (PECO) funds provided by the Department of Education are based on demonstrated capacity need.

Other revenue sources include: the **Capital Outlay and Debt Service (CO&DS) Trust Fund** and a one-time appropriation for **Classroom for Kids** and funds under the **Effort Index Grant**.

As shown by **Table PSFE 17**, the District projects net revenues available for capacity to be approximately \$283.6 million over the five-year planning period from its various revenue sources.

Table PSFE 17: Capital Outlay Revenue – 5 Yr District Facilities Plan

<i>Revenue Source</i>	<i>2006-07 Actual Budget</i>	<i>2007-08 Projected</i>	<i>2008-09 Projected</i>	<i>2009-10 Projected</i>	<i>2010-11 Projected</i>	<i>5 Yr Total Projected</i>
Capital Investment Tax (2 mil)	\$48,843,009	\$51,404,153	\$53,974,361	\$56,673,079	\$59,506,733	\$270,401,335
less school bus purchase	\$5,845,506	\$3,628,414	\$3,809,835	\$4,000,327	\$4,200,343	\$21,484,425
less other vehicle purchase	\$202,592	\$139,113	\$286,573	\$286,573	\$221,377	\$1,136,228
less transfer to maintenance	\$2,021,807	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$9,221,807
less capital outlay equipment purchase	\$3,047,408	\$2,937,278	\$3,084,142	\$3,238,350	\$3,400,257	\$15,707,435
less debt service	\$14,504,377	\$14,488,767	\$11,332,140	\$11,325,640	\$11,345,538	\$62,996,462
less 1/2 Cent Sales Surtax Debt Service	\$10,025,183	\$10,013,265	\$11,332,140	\$11,325,640	\$11,345,538	\$54,041,766
less Site Purchases	\$5,475,000	\$5,000,000	\$8,500,000	\$5,000,000	\$5,000,000	\$28,975,000
less Site Improvements	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$1,975,000
less other expenditures	\$28,186,675	\$14,985,570	\$8,023,119	\$14,830,647	\$21,063,286	\$87,089,297
Net Available for Capacity	-\$20,860,539	-\$1,983,254	\$5,411,412	\$4,470,902	\$735,394	-12,226,085
PECO New Construction	\$22,779,558	\$6,061,478	\$3,304,480	\$4,857,387	\$5,195,257	\$42,198,160
CO & DS Proceeds	\$476,982	\$476,982	\$476,982	\$476,982	\$476,982	\$2,384,910
Proceeds from COPs Sale	\$0	\$30,066,321	\$90,933,679	\$0	\$0	\$121,000,000
Revenue from Bonds / 1/2 Cent Sales Surtax	\$0	\$32,000,000	\$0	\$0	\$0	\$32,000,000
Infrastructure Sales Tax	\$9,993,836	\$10,259,217	\$10,537,546	\$10,823,100	\$11,062,119	\$52,675,818
Effort Index Grant	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$54,352,358	\$0	\$0	\$0	\$0	\$54,352,358
Impact Fees	\$6,650,339	\$6,650,339	\$6,650,339	\$6,650,339	\$6,650,339	\$33,251,695
Private Donations - Fuel Tax Refund	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including POI	\$790,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,590,000
Fund Balance Carried Forward	\$0	\$0	\$0	\$38,835,159	\$0	\$38,835,159
Obligated Fund Balance Carried Forward	-20,198,285	\$0	\$0	\$0	\$0	-\$20,198,285
Maintenance Expenditures	-1,634,000	-24,964,762	-9,829,080	-1,524,000	-24,320,091	-\$62,271,933
Net Available for Capacity	\$52,350,249	\$58,766,321	\$107,685,358	\$64,789,869	\$0	\$283,591,797

Source: St Lucie County School District 5 Yr District Facilities Plan

Planned Capacity Enhancements

The 2005-06 Five-Year District Facilities Plan identifies the capacity enhancements programmed by the District for five-, ten- and twenty-year periods. These improvements are identified in **Table PSFE 18**.

The five-year period extending from 2007-08 through 2011-12 anticipates the expenditure of \$283.5 million to increase permanent program capacity throughout the system. This expenditure is programmed to add 7,300 permanent student stations within the schools identified in **Table PSFE 18**.

The District has also projected its needs for the ten year and twenty-year time period. These projections and the corresponding allocation of funds are also summarized in **Table PSFE 18**. Over the twenty-year period from 2005-06 through 2024-25, the District projects the expenditure of approximately \$1.9 billion for capacity enhancements. This expenditure is programmed to add 31,700 student stations. The effect of this capital program on levels of service is discussed in the next section of this report.

Table PSFE 18 also indicates the total land needs by school type to accommodate the five, ten and twenty-year program. Over the twenty-year planning period, 685 acres will be needed to accommodate 16 new schools.

Table PSFE 18: 20 Yr Construction Program

<i>Facility</i>	<i>5 Yr Program</i>		<i>10 Yr Program</i>		<i>20 Yr Program</i>	
New High "AAA"	2,500	\$107,685,358				
New K8 "GG"	1,600	\$64,789,869				
New K8 St James Area	1,600	\$58,766,321				
New K8 Allapattah Flats	1,600	\$52,350,249				
New K8 "FF"			1,600	\$91,165,853		
New High "BBB"			2,500	\$118,723,107		
New High "CCC"			2,500	\$144,308,679		
New K8 "HH"			1,600	\$78,752,491		
New K8 II			1,600	\$82,690,115		
New High "DDD"					2,500	\$175,408,101
New High "EEE"					2,500	\$223,870,125
New K8 "KK"					1,600	\$95,724,145
New K8 "LL"					1,600	\$105,535,870
New K8 "MM"					1,600	\$116,353,297
New K8 "NN"					1,600	\$122,170,962
New K8 "OO"					1,600	\$128,279,510
New K8 "PP"					1,600	\$134,693,485
Total	7,300	\$283,591,797	9,800	\$515,640,245	14,600	\$1,102,035,495
Total Capacity Enhancements					31,700	\$1,901,267,537

Land Needs (sites / acres)				
Facility Type	5 Yr Program	10 Yr Program	20 Yr Program	Total
High Schools	1 site / 60 acres	2 sites / 120 acres	2 sites / 120 acres	5 sites / 300 acres
K8 Schools	2 sites / 70 acres	3 sites / 105 acres	6 sites / 210 acres	11 sites / 385 acres
Total	3 sites / 130 acres	5 sites / 225 acres	8 sites / 330 acres	16 sites / 685 acres

Source: St Lucie County Public Schools, 5 Year District Facilities Plan, 2007-08

Chapter 3: School Capacity Needs

School Capacity Planning Areas

School concurrency as established by Florida statutes is applied in the regulatory context at the time new residential development impacts the school system. This point is defined by the statute to be at the final plat stage (single family residential) or its equivalent site plan stage (multi-family) that is the point in the development process where the investment in infrastructure (streets, water, sewer, etc.) is committed. The configuration and alternatives discussed in this report are directed at this regulatory requirement.

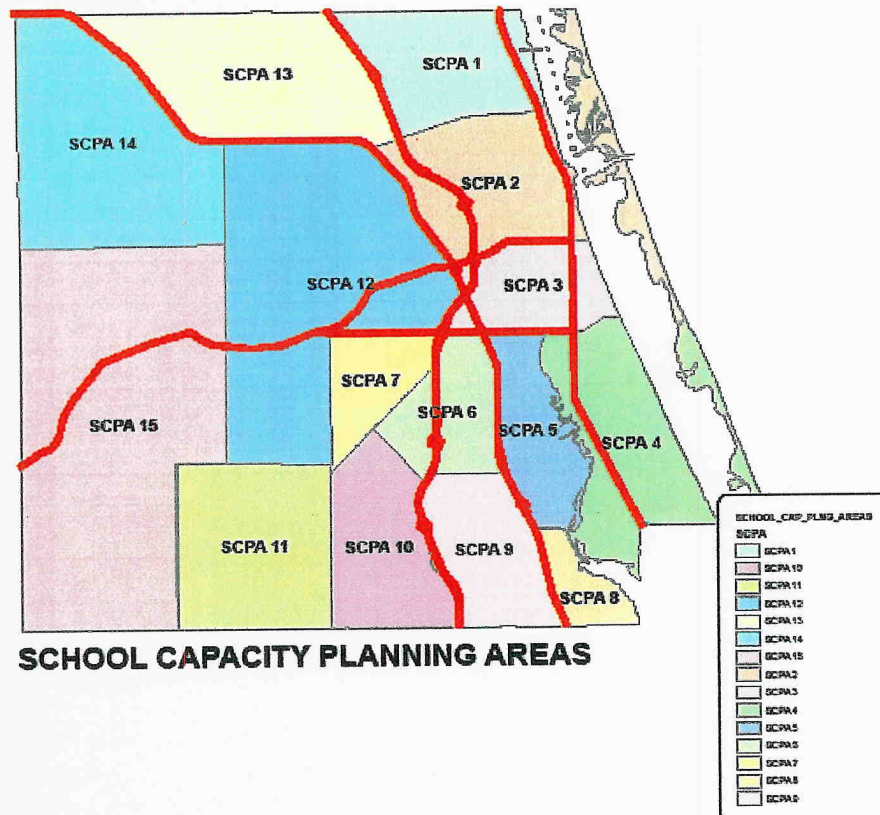
In reality, the task of planning for school capacity to coincide with the demand created by new development must begin much earlier in the development process. Comprehensive plan amendments, developments of regional impacts, rezonings, planned developments, preliminary plans and preliminary site plans that potentially generate public school students should include a review of school capacity needs.

Planning for schools should primarily address the geographic relationship of high, middle and elementary capacity to the residential development and the communities that it serves. Consequently, school capacity should be an integral part of the planning of new residential development throughout the planning process. The identification and preservation of sites and the timely commitment of funds for the building of schools cannot wait until the final stages of construction.

To assure that the planning of school capacity is integrated into the comprehensive planning process, it is recommended that the Public School Facilities Element and the Interlocal Agreement recognize the distinction between long range school facility planning and the regulatory application of school concurrency at the actual development stage. This objective can be accomplished by the establishment of "School Capacity Planning Areas (SCPAs) as distinct components of the Public School Facilities Element . Map 20 shows the recommended boundaries of fifteen (15) SCPAs created for this purpose.

The SCPAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout St Lucie County and serve as the basis for "developer agreements" designed to preserve school sites and assure the timely commitment of school construction.

ST LUCIE COUNTY



SCHOOL CAPACITY PLANNING AREAS

Map PSFE 11: School Capacity Planning Areas

High Schools

Table PSFE 19 (A,B &C) and Maps 12, 13 and 14 show the relationship of existing and planned middle school capacity to student enrollment over the twenty year planning period.

Table PSFE 19A : High School Capacity Projections 2007-08 through 2025

School Capacity Planning Areas	School	2007-08	2010	2015	2020	2025	Dining Capacity
Capacity							
SCPA 1	No School	0	0	0	0	0	
SCPA 2	Ft. Pierce Westwood	1,501	1,501	1,501	1,501	1,501	1,620
	Lincoln Park Academy	1082	1082	1082	1082	1082	749
	SCPA 2 Total	2,583	2,583	2,583	2,583	2,583	
SCPA 3	Ft. Pierce Central	1,176	0	0	0	0	1,570
	Ft Pierce Central Replacement	0	2,500	2,500	2,500	2,500	2,180
	SCPA 3 Total	1,176	2,250	2,250	2,250	2,250	
SCPA 4	Pt. St. Lucie	1,839	2,460	2,460	2,460	2,460	1,990
SCPA 5	New High BBB	0	0	2,250	2,250	2,250	
SCPA 6	St. Lucie West Centennial	1,959	1,959	1,959	1,959	1,959	1,870
SCPA 7	New High EEE	0	0	0	0	0	
SCPA 8	New High DDD	0	0	0	0	0	
SCPA 9	Treasure Coast	2,279	2,279	2,279	2,279	2,279	2,180
SCPA 10	New High AAA	0	2,250	2,250	2,250	2,250	
	New High CCC	0	0	0	0	2,250	
	SCPA 10 Total	0	2,250	2,250	2,250	4,500	
SCPA 11	No School	0	0	0	0	0	
SCPA 12	No School	0	0	0	0	0	
SCPA 13	No School	0	0	0	0	0	
SCPA 14	No School	0	0	0	0	0	
SCPA 15	No School	0	0	0	0	0	
District Total		9,837	13,781	16,031	16,031	18,281	

Source: St Lucie County Public Schools

Table PSFE 19B : High School Enrollment Projections 2007-08 through 2025

School Capacity Planning Areas	2007-08	2010	2015	2020	2025
Enrollment by Residence					
SCPA 1	377	363	339	687	774
SCPA 2	1,781	1,612	1,530	1,301	876
SCPA 3	765	725	719	377	264
SCPA 4	1,411	1,321	1,423	1,219	1,105
SCPA 5	2,197	2,196	2,088	1,692	1,257
SCPA 6	632	1,142	2,294	2,314	1,204
SCPA 7	3	5	4	1,227	2,236
SCPA 8	217	207	244	778	1,311
SCPA 9	3,441	4,245	4,814	3,875	3,218
SCPA 10	125	296	986	1,986	3,895
SCPA 11	10	9	4	8	644
SCPA 12	74	63	80	269	493
SCPA 13	0	0	0	95	322
SCPA 14	0	0	0	0	0
SCPA 15	14	8	13	17	743
District Total	11,047	12,192	14,538	15,845	18,342

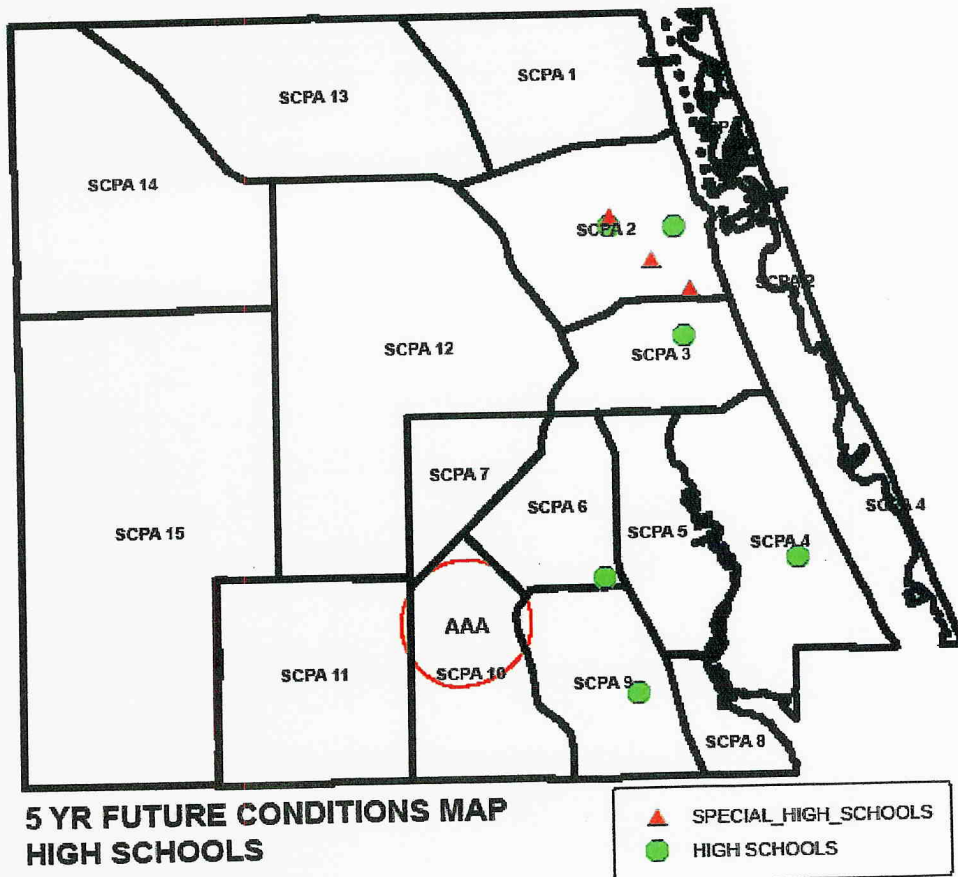
Source: Fishkind & Associates Student Enrollment Projections, December 2007

Table PSFE 19C : High School Capacity Surplus / Deficit 2007-08 through 2025

School Capacity Planning Areas	2007-08	2010	2015	2020	2025
Capacity Surplus / Deficit by Residence					
SCPA 1	(377)	(363)	(339)	(687)	(774)
SCPA 2	827	996	1,078	1,307	1,732
SCPA 3	1,883	1,775	1,781	2,123	2,236
SCPA 4	422	1,139	1,037	1,241	1,355
SCPA 5	(2,197)	(2,196)	412	808	1,243
SCPA 6	1,925	1,415	263	243	1,353
SCPA 7	(3)	(5)	(4)	(1,227)	264
SCPA 8	(217)	(207)	(244)	1,722	1,189
SCPA 9	(1,036)	(1,840)	(2,409)	(1,470)	(813)
SCPA 10	(125)	2,204	1,514	3,014	1,105
SCPA 11	(10)	(9)	(4)	(8)	(644)
SCPA 12	(74)	(63)	(80)	(269)	(493)
SCPA 13	0	0	0	(95)	(322)
SCPA 14	0	0	0	0	0
SCPA 15	(14)	(8)	(13)	(17)	(743)
District Total	1,004	2,838	2,992	6,685	6,688

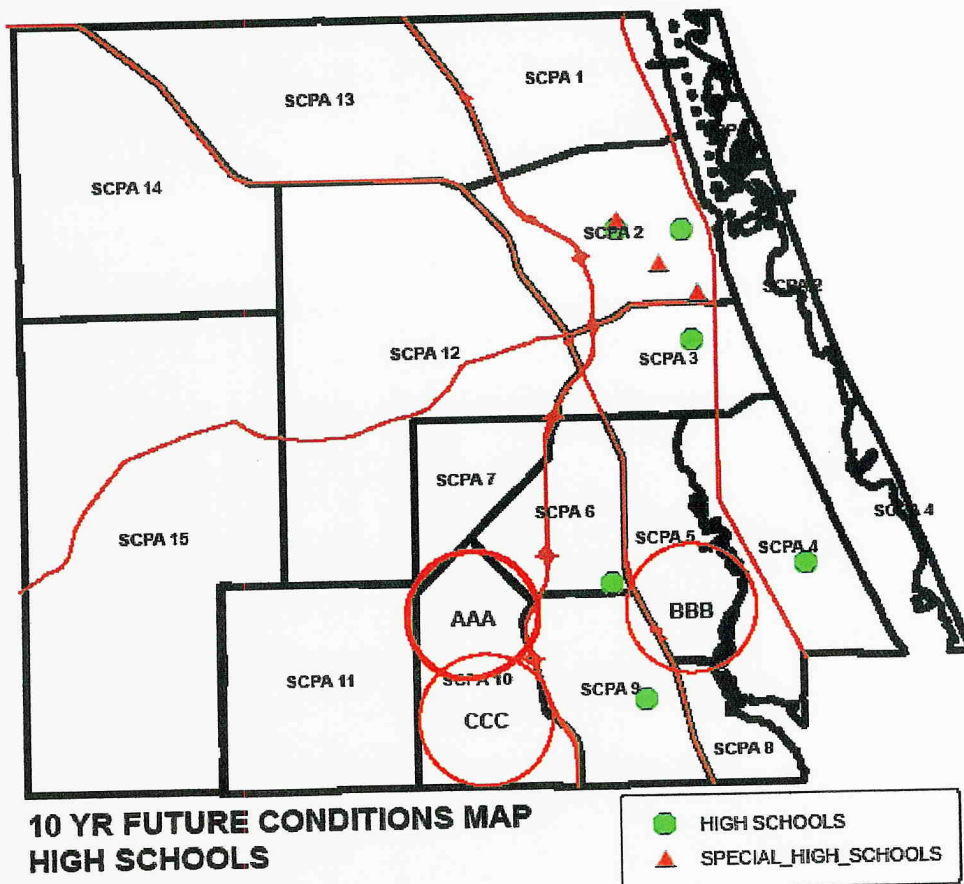
Source: Fishkind & Associates Student Enrollment Projections, December 2007; St Lucie County Public Schools

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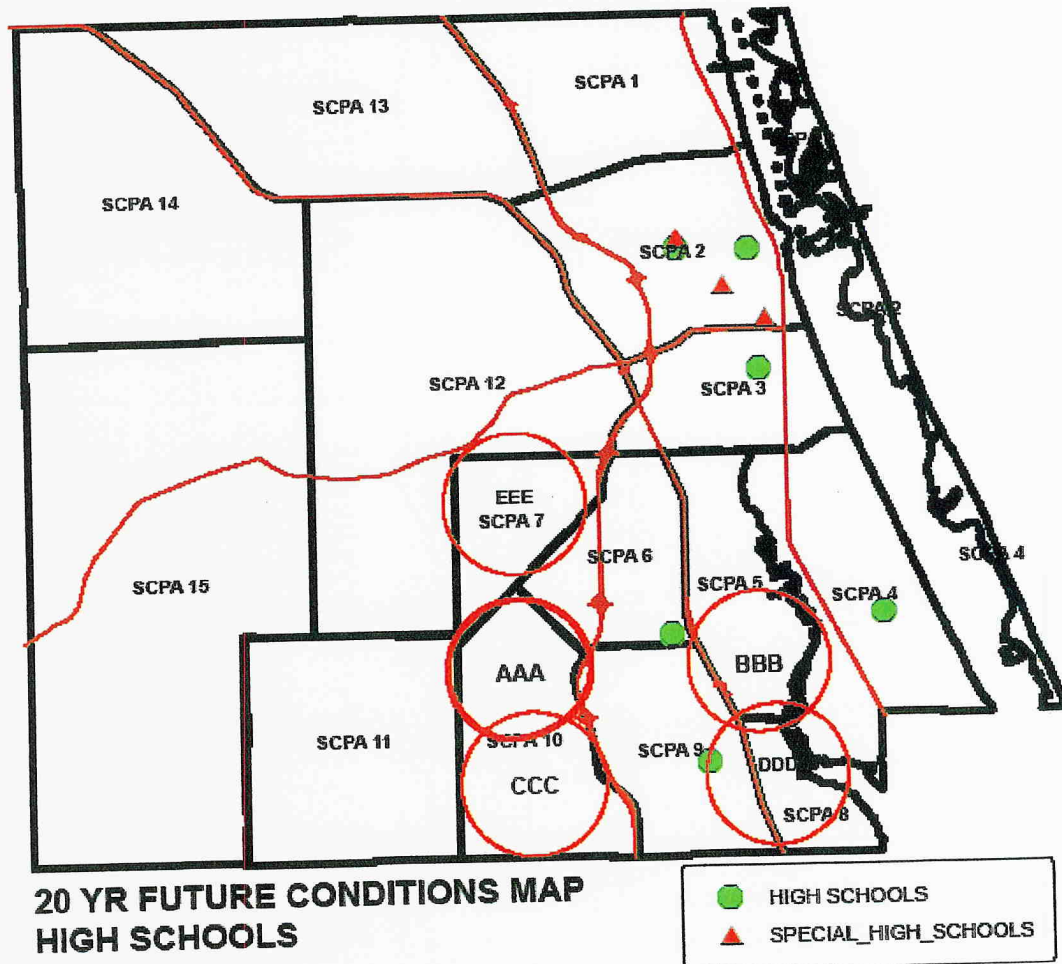
Map PSFE 12: High Schools 5 Year Future Conditions

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Map PSFE 13 : High Schools 10 Year Future Conditions

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Map PSFE 14: High Schools 20 Year Future Conditions

Middle Schools

Table PSFE 20 (A,B &C) and Maps 15, 16 and 17 show the relationship of existing and planned middle school capacity to student enrollment over the twenty year planning period.

Table PSFE 20A : Middle School Capacity Projections 2007-08 through 2025

School Capacity Planning Areas	School	2007-08	2010	2015	2020	2025	Dining Capacity
Capacity							
SCPA 1	New K8 PP	0	0	0	0	600	
SCPA 2	Dan McCarty	1,280	1,280	1,280	1,280	1,280	1900
	Fort Pierce Magnet School for the Arts	92					
	Samuel Gaines K8	549	549	549	549	549	777
	Lincoln Park Academy	974	974	974	974	974	561
	SCPA 2 Total	2,895	2,803	2,803	2,803	2,803	
SCPA 3	Forest Grove	886	886	886	886	886	970
SCPA 4	Southport	917	917	917	917	917	2,010
SCPA 5	Southern Oaks	997	997	997	997	997	1,980
	Northport	790	790	395	395	395	547
	New K8 AA		559	559	559	559	
	SCPA 5 Total	1,655	2,082	1,951	1,951	1,951	
SCPA 6	Winterlakes K8	424	424	424	424	424	
	Manatee	535	535	535	535	535	917
	St Lucie West K8	612	612	612	612	612	917
	West Gate K8	564	564	564	564	564	743
	SCPA 6 Total	2,135	2,135	2,135	2,135	2,135	
SCPA 7	Allapattah Flats K8		576	576	576	576	
	New K8 OO	0	0	0	0	540	
	SCPA 7 Total		576	576	576	1,116	
SCPA 8	New K8 NN					540	
SCPA 9	Oak Hammock K8	563	563	563	563	563	
	New K8 FF			540	540	540	
	New K8 MM					600	
	SCPA 9 Total	563	563	1,103	1,103	1,643	
SCPA 10	New K8 GG	0	540	540	540	540	
	New K8 HH				540	540	
	New K8 II			540	540	540	
	New K8 KK					540	
	New K8 LL					540	
	SCPA 10 Total	0	540	1,080	1,620	2,700	
SCPA 11	No School	0	0	0	0	0	
SCPA 12	No School	0	0	0	0	0	
SCPA 13	No School	0	0	0	0	0	
SCPA 14	No School	0	0	0	0	0	
SCPA 15	No School	0	0	0	0	0	
District Total		9,050	10,502	11,450	11,990	15,290	

Source: St Lucie County Public Schools

Table PSFE 20B : Middle School Enrollment Projections 2007-08 through 2025

School Capacity Planning Areas	2007-08	2010	2015	2020	2025
Enrollment by Residence					
SCPA 1	301	275	417	584	529
SCPA 2	1,335	1,250	1,098	861	521
SCPA 3	633	608	323	228	257
SCPA 4	1,109	1,127	1,272	1,071	1,146
SCPA 5	1,925	1,742	1,677	1,460	1,274
SCPA 6	567	1,002	2,081	1,255	973
SCPA 7	6	1	11	1,081	1,402
SCPA 8	167	160	209	462	556
SCPA 9	2,922	3,591	3,200	2,547	2,349
SCPA 10	100	267	812	1,441	2,868
SCPA 11	8	5	7	5	558
SCPA 12	51	49	114	277	409
SCPA 13	0	0	0	160	267
SCPA 14	0	0	0	0	0
SCPA 15	7	5	15	11	649
District Total	9,131	10,082	11,236	11,443	13,758

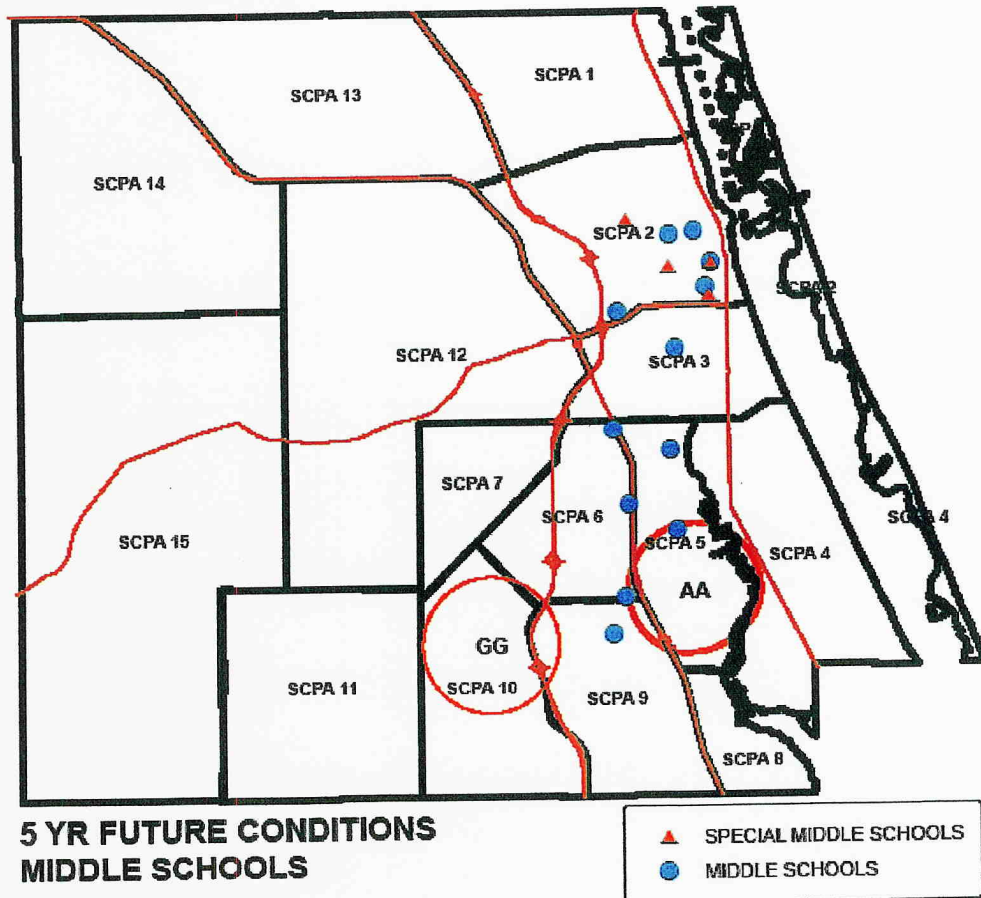
Source: Fishkind & Associates Student Enrollment Projections, December 2007

Table PSFE 20C : Middle School Capacity Surplus / Deficit 2007-08 through 2025

School Capacity Planning Areas	2007-08	2010	2015	2020	2025
Capacity Surplus / Deficit by Residence					
SCPA 1	(301)	(275)	(417)	(584)	71
SCPA 2	1,313	1,409	1,561	1,798	2,138
SCPA 3	253	278	563	658	629
SCPA 4	(192)	(210)	(355)	(154)	(229)
SCPA 5	(138)	604	274	491	677
SCPA 6	1,252	817	(262)	564	846
SCPA 7	561	566	556	(514)	(235)
SCPA 8	(167)	(160)	(209)	(462)	44
SCPA 9	(2,363)	(3,032)	(2,041)	(1,388)	(590)
SCPA 10	(100)	169	224	195	(32)
SCPA 11	(8)	(5)	(7)	(5)	(558)
SCPA 12	(51)	(49)	(114)	(277)	(409)
SCPA 13	0	0	0	(160)	(267)
SCPA 14	0	0	0	0	0
SCPA 15	(7)	(5)	(15)	(11)	(649)
District Total	52	107	(242)	151	1,436

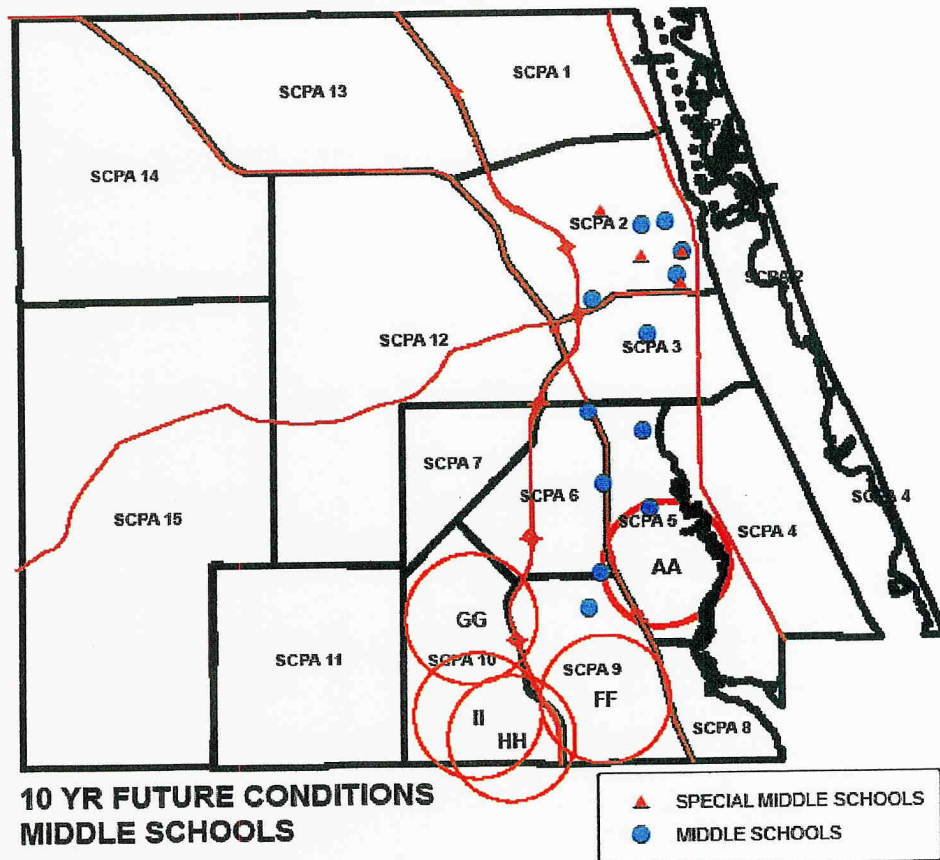
Source: Fishkind & Associates Student Enrollment Projections, December 2007; St Lucie County Public Schools

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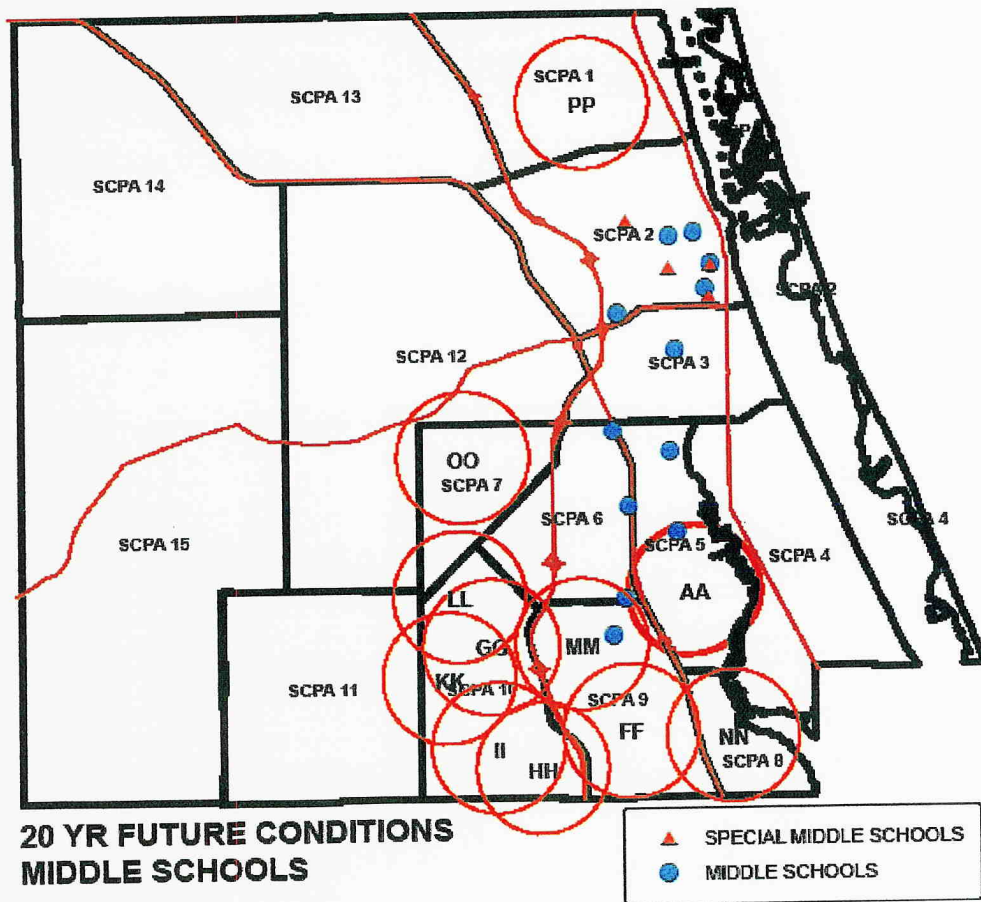
Map PSFE 15: Middle Schools 5 Year Future Conditions

ST LUCIE COUNTY



Map PSFE 16: Middle Schools 10 Year Future Conditions

ST LUCIE COUNTY



Map PSFE 17: Middle Schools 20 Year Future Conditions

Elementary Schools

Table PSFE 21 (A,B &C) and Maps 18, 19 and 20 show the relationship of existing and planned elementary school capacity to student enrollment over the twenty year planning period.

Table PSFE 21A : Elementary School Capacity Projections 2007-08 through 2025

School Capacity Planning Areas	School	2007-08	2010	2015	2020	2025	Dining Capacity
Capacity							
SCPA 1	Lakewood Park	817	817	817	817	817	800
	New K8 PP	0	0	0	0	1,200	
	SPCA 1 Total	817	817	817	817	2017	
SCPA 2	CA Moore	799	799	799	799	799	780
	Fort Pierce Magnet School of the Arts	185	185	185	185	185	
	Fairlawn	623	623	623	623	623	1,710
	FK Sweet	683	683	683	683	683	870
	Garden City	764	764	764	764	764	1,410
	Lawnwood	807	807	807	807	807	700
	St Lucie Elem	756	756	756	756	756	790
	White City	457	457	457	457	457	740
	SS Gaines K8	1091	1091	1091	1091	1091	1553
	SPCA 2 Total	6,046	6,046	6,046	6,046	6,046	
SCPA 3	Weatherbee	739	739	739	739	739	780
SCPA 4	Mariposa	633	633	633	633	633	1,330
	Morningside	561	561	561	561	561	800
	Savanna Ridge	739	739	739	739	739	780
	Village Green	523	523	523	523	523	970
	SPCA 4 Total	2,456	2,456	2,456	2,456	2,456	
SCPA 5	Bayshore	540	540	540	540	540	970
	Floresta	575	575	575	575	575	970
	Northport K8	526	658	790	790	790	1093
	Parkway	555	555	555	555	555	970
	Port St Lucie	793	0	0	0	0	740
	Rivers Edge	728	728	728	728	728	780
	New K8 AA	0	1,200	1,200	1,200	1,200	
	SCPA 5 Total	3,717	4,256	4,388	4,388	4,388	
SCPA 6	Winterlakes	848	848	848	848	848	
	St Lucie West K8	1,224	1,224	1,224	1,224	1,224	
	West Gate K8	1,129	1,129	1,129	1,129	1,129	1487
	Manatee	962	962	962	962	962	1833
	SCPA 6 Total	4,163	4,162	4,162	4,162	4,162	
SCPA 7	Allapattah Flats K8 @ copper Creek	0	1,152	1,152	1,152	1,152	
	New K8 OO	0	0	0	0	1,080	1,970
	SCPA 7 Total	0	1,152	1,152	1,152	2,232	
SCPA 8	New K8 NN					1,200	

Table 21A : Elementary School Capacity Projections 2007-08 through 2025(cont)

SCPA 9	Oak Hammock K8	1,118	1,118	1,118	1,118	1,118	2330
	Windmill Point	1,250	1,250	1,250	1,250	1,250	970
	New K8 FF	0	0	1,080	1,080	1,080	
	New K8 MM	0	0	0	0	1,080	
	SCPA 9 Total	2,375	2,368	3,448	3,448	4,528	
SCPA 10	New K8 GG	0	871	871	871	871	
	New K8 HH				1,080	1,080	
	New K8 II			1,080	1,080	1,080	
	New K8 KK			0	0	1,080	
	New K8 LL			0	0	1,080	
	SCPA 10 Total	0	871	1,951	3,031	5,191	
SCPA 11	No School	0	0	0	0	0	
SCPA 12	No School	0	0	0	0	0	
SCPA 13	No School	0	0	0	0	0	
SCPA 14	No School	0	0	0	0	0	
SCPA 15	No School	0	0	0	0	0	
District Total		20,313	22,867	25,159	26,239	32,959	

Source: St Lucie County Public Schools

Table PSFE 21B : Elementary School Enrollment Projections 2007-08 through 2025

School Capacity Planning Areas	2007-08	2010	2015	2020	2025
	Enrollment by Residence				
SCPA 1	643	878	1,312	1,500	1,284
SCPA 2	3,290	3,105	3,043	2,248	1,938
SCPA 3	1,602	1,332	1,052	858	778
SCPA 4	2,324	2,564	2,833	2,754	2,725
SCPA 5	1,925	1,742	1,677	1,460	1,274
SCPA 6	1,138	2,116	2,742	2,053	2,054
SCPA 7	8	19	39	1,141	1,537
SCPA 8	294	303	350	386	436
SCPA 9	5,761	5,573	3,913	4,350	4,118
SCPA 10	100	267	812	1,441	2,868
SCPA 11	8	5	7	5	558
SCPA 12	129	154	336	680	977
SCPA 13	1	1	8	435	501
SCPA 14	0	0	0	0	5
SCPA 15	22	30	28	26	822
District Total	17,245	18,089	18,152	19,337	21,875

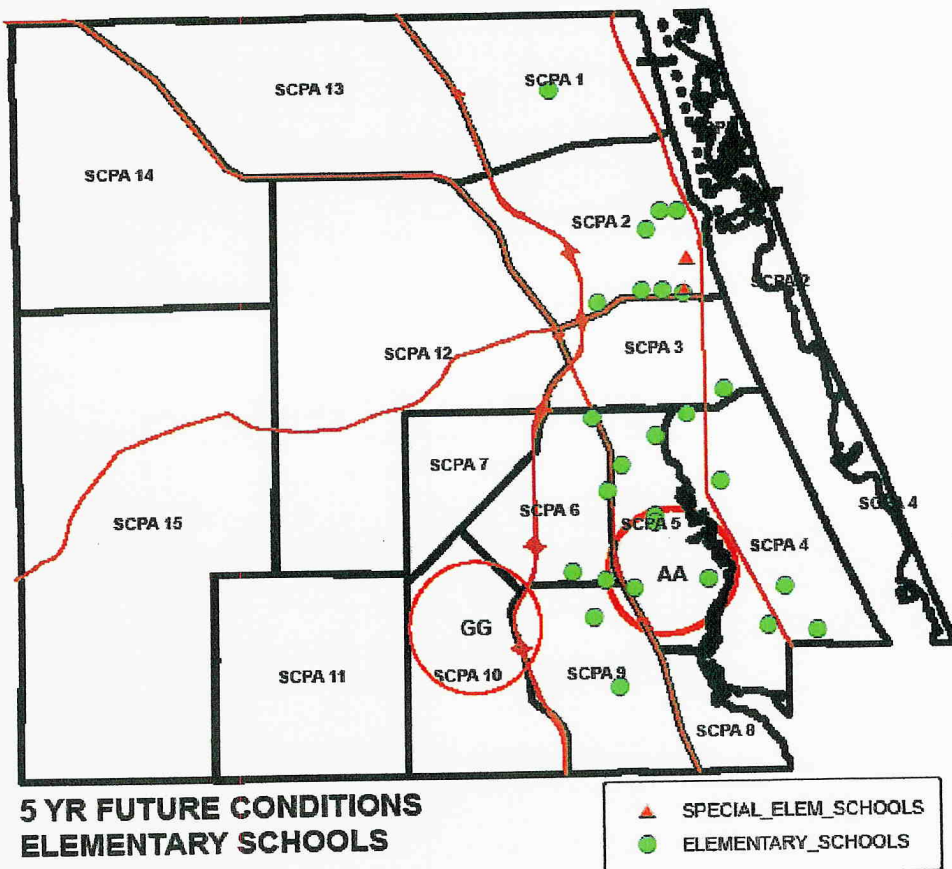
Source: Fishkind & Associates Student Enrollment Projections, December 2007

Table PSFE 21C : Elementary School Capacity Surplus / Deficit 2007-08 through 2025

School Capacity Planning Areas	2007-08	2010	2015	2020	2025
Capacity Surplus / Deficit by Residence					
SCPA 1	174	(61)	(495)	(683)	733
SCPA 2	2,721	2,906	2,968	3,763	4,073
SCPA 3	(874)	(604)	(324)	(130)	(50)
SCPA 4	132	(108)	(377)	(298)	(269)
SCPA 5	1,121	2,453	2,518	2,735	2,921
SCPA 6	2,255	1,277	651	1,340	1,339
SCPA 7	(8)	(19)	(39)	(1,141)	(337)
SCPA 8	(294)	(303)	(350)	(386)	764
SCPA 9	(3,393)	(3,205)	(345)	(782)	650
SCPA 10	(100)	604	1,259	1,830	2,803
SCPA 11	(8)	(5)	(7)	(5)	(558)
SCPA 12	(129)	(154)	(336)	(680)	(977)
SCPA 13	(1)	(1)	(8)	(435)	(501)
SCPA 14	0	0	0	0	(5)
SCPA 15	(22)	(30)	(28)	(26)	(822)
District Total	1,574	2,750	5,087	5,102	9,764

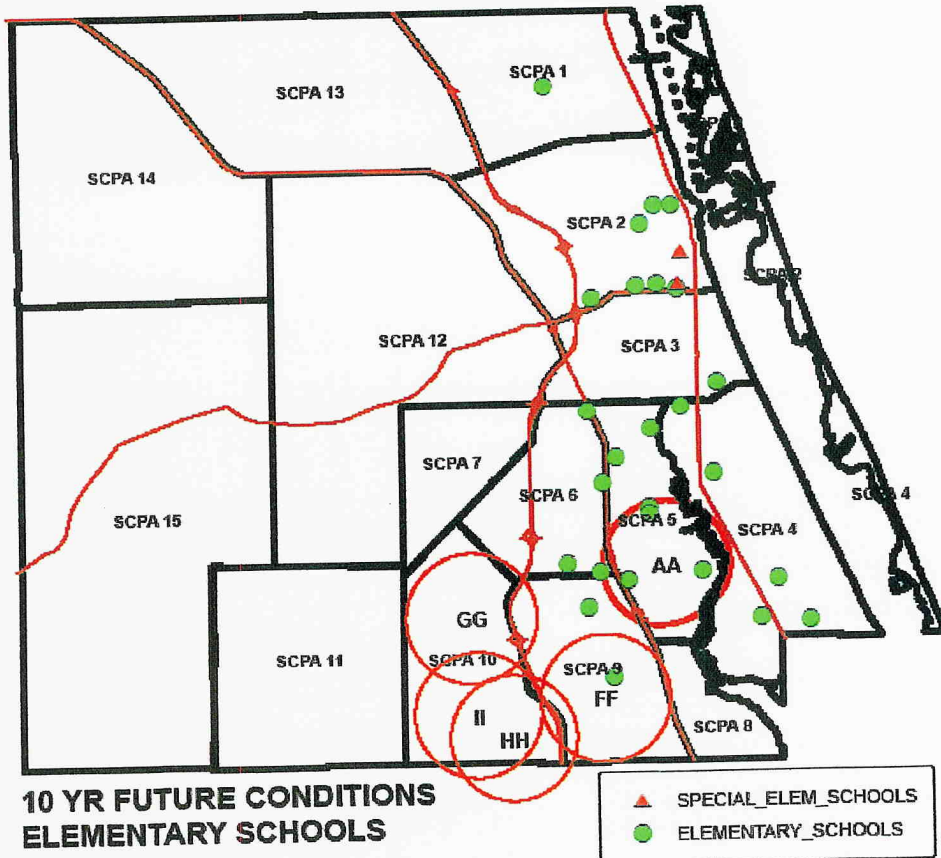
Source: Fishkind & Associates Student Enrollment Projections, December 2007; St Lucie County Public Schools

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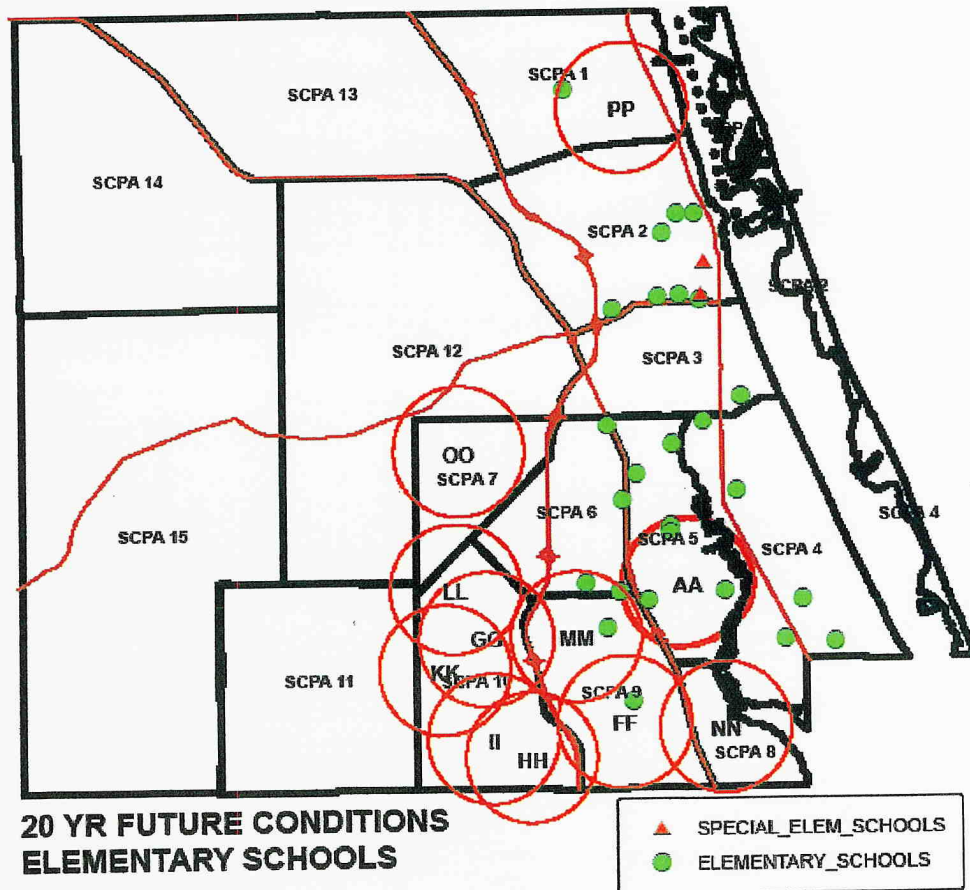
Map PSFE 18: Elementary Schools 5 Year Future Conditions

ST LUCIE COUNTY



Map PSFE 19: Elementary Schools 10 Year Future Conditions

ST LUCIE COUNTY



Map PSFE 20: Elementary Schools 20 Year Future Conditions

School Concurrency Service Areas

St Lucie County Public Schools currently accommodates an enrollment of 41,272 students (refer to **Table PSFE 15**) within its high, middle and elementary facilities. The current permanent program capacity within the high, middle, and elementary schools operated by the District is 41,756 student stations⁸.

To ensure that adequate school capacity is available, level of service (LOS) standards are proposed for adoption as follows:

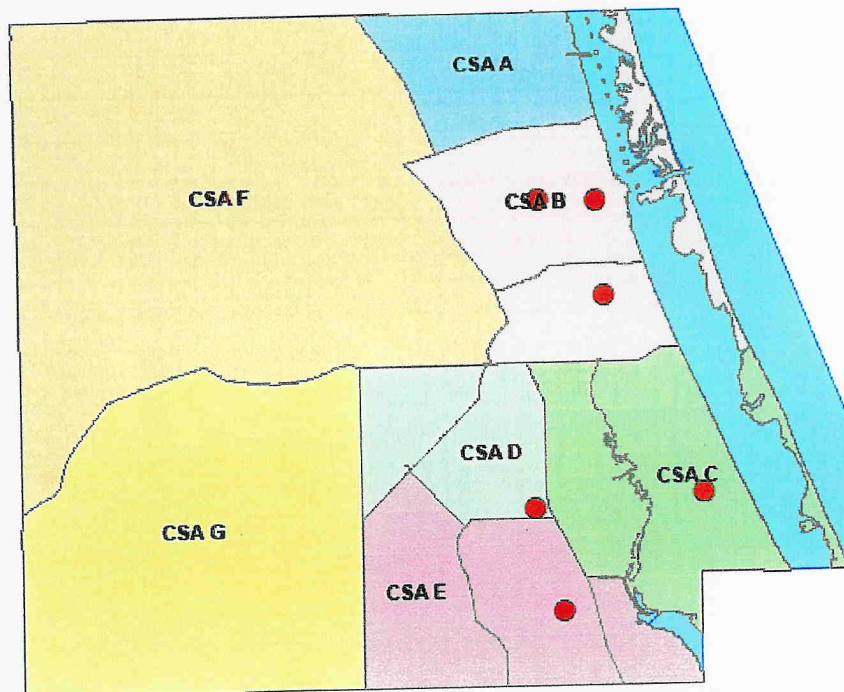
LEVEL OF SERVICE STANDARDS		
TYPE OF SCHOOL	2007-08	2011-12
Elementary	100% of permanent program capacity	100% of permanent program capacity
Middle	100% of permanent program capacity	100% of permanent program capacity
High	100% of permanent program capacity	100% of permanent program capacity

The following tables examine each of these school types to determine if the program for capacity enhancement is sufficient to (1) alleviate existing capacity deficiencies and (2) maintain adopted levels of service throughout the planning period.

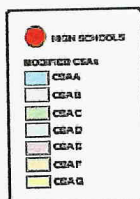
Tables PSFE 22, 23, and 24 indicate that the level of service standard can be met by 2011-12 in all Concurrency Service Areas for all types of schools.

⁸ Special schools are not included in this analysis. Student assignment policy limits enrollment in special schools to available capacity.

ST LUCIE COUNTY



CONSOLIDATED CONCURRENCY SERVICE AREAS



Map PSFE 21: Concurrency Service Areas

High School Concurrency Service Areas

Table PSFE illustrates the financially feasible 5 Year program for managing school concurrency for high schools. Concurrency Service Areas without capacity within their boundaries are assigned to CSAs within their respective "choice" zone.

Table PSFE 22: High School Capacity / Enrollment – 2007-08 to 2011-12

Choice Zone	CSA	School	2007-08 Permanent Program Capacity	2007-08 Enrollment	2007-08 Utilization (%)	2011-12 Permanent Program Capacity	2011-12 Enrollment	2011-12 Utilization (%)
GREEN	CSA A	No School	0	0	0%	0	0	0%
	CSA B	Ft. Pierce Central	2,648	1,425	53.8%	0	0	0.00%
		Ft. Pierce Westwood	1,582	1,415	89.4%	1,501	1,450	96.6%
		Lincoln Park	1,107	948	85.7%	1,107	1,080	97.6%
		New Ft Pierce Central	0	0	0.00%	2,500	2,423	96.9%
		Total CSA B	5,337	3,788	71.0%	5,108	4,953	96.7%
	CSA F	No School	0	0	0%	0	0	0%
CYAN	CSA C	Pt. St. Lucie	1,747	2,132	122.0%	2,460	2,413	98.1%
		Total CSA C	1,747	2,132	122.0%	2,460	2,413	98.1%
RED	CSA D	St. Lucie West Centennial	2,557	2,452	95.9%	2,557	2,300	89.9%
		Total CSA D	2,557	2,452	95.9%	2,557	2,300	89.9%
	CSA E	Treasure Coast	2,491	2,422	96.2%	2,491	2,322	93.2%
		Total CSA E	2,491	2,422	96.2%	2,491	2,322	93.2%
	CSA G	No School	0	0	0%	0	0	0%
DISTRICT TOTAL			12,046	11,134	90.5%	12,531	12,009	96.4%

Middle School Concurrency Service Areas

Table PSFE illustrates the financially feasible 5 Year program for managing school concurrency for middle schools. Concurrency Service Areas without capacity within their boundaries are assigned to CSAs within their respective "choice" zone.

Table PSFE 23: Middle School Capacity / Enrollment – 2007-08 to 2011-12

Table PSFE 23: Middle School Capacity / Enrollment – 2007-08 to 2011-12									
Choice Zone	CSA	School	2007-08 Permanent Program Capacity	2007-08 Enrollment	2007-08 Utilization (%)	2011-12 Permanent Program Capacity	2011-12 Enrollment	2011-12 Utilization (%)	
GREEN	CSA A	No School	0	0	0%	0	0	0%	
	CSA B	Dan McCarty Middle	1,269	764	60.2%	1,280	1,215	95.7%	
		Forest Grove Middle	886	665	75.1%	886	1,113	125.7%	
		Lincoln Park Academy (6-8)	830	776	93.5%	830	906	109.1%	
		Samuel S Gaines K8 (6-8)	549	319	0.0%	545	465	85.3%	
		Total CSA B	3,617	2,634	72.8%	3,628	2,935	80.9%	
	CSA F	No School	0	0	0%	0	0	0%	
BLUE	CSA C	Northport K-8 (6-8)	790	0	0%	395	395	100.0%	
		Southern Oaks Middle	559	750	134.2%	559	540	96.6%	
		Southport Middle	1,224	1,089	89.0%	705	705	86.4%	
		Total CSA C	2,573	1,839	77.5%	1,770	1,640	92.7%	
		St. Lucie West K-8 (6-8)	1,224	1,089	89.0%	816	1,191	86.4%	
RED	CSA D	West Gate K-8 (6-8)	564	743	132.7%	564	759	96.6%	
		Allapattah Flats K8 (6-8)	424	301	71.0%	576	576	100.0%	
		Total CSA D	2,212	2,133	96.4%	1,956	1,826	93.3%	
		Oak Hammock K-8 (6-8)	559	750	134.2%	559	540	96.0%	
		New K8 GG	0	0		436	576	100%	
	CSA E	Total CSA E	559	750	134.2%	1,430	1,116	98.3%	
		CSA G	No School	0	0	0%	0	0	0%
			DISTRICT TOTAL		8,961	7,356	82.0%	8,784	7,517

Elementary School Concurrency Service Areas

Table PSFE illustrates the financially feasible 5 Year program for managing school concurrency for elementary schools. Concurrency Service Areas without capacity within their boundaries are assigned to CSAs within their respective "choice" zone.

Table PSFE 24: Elementary School Capacity / Enrollment – 2007-08 to 2011-12

Choice Zone	CSA	School	2007-08 Permanent Program Capacity	2007-08 Enrollment	2007-08 Utilization (%)	2011-12 Permanent Program Capacity	2011-12 Enrollment	2011-12 Utilization (%)
GREEN	CSA A	Lakewood Park	817	629	77.6%	817	650	79.6%
	CSA B	CA Moore	799	591	74.0%	673	509	75.6%
		Fairlawn Magnet	623	631	101.3%	623	550	88.3%
		F.K. Sweet	714	610	85.4%	745	550	73.8%
		Garden City	764	510	66.8%	764	500	65.4%
		Lawnwood	899	612	68.1%	899	510	56.7%
		St. Lucie	756	660	87.3%	756	680	89.9%
		Weatherbee	728	631	86.7%	728	633	87.0%
		White City	493	460	93.3%	493	410	83.2%
		Samuel S Gaines	1,098	746	67.9%	1,098	1,010	92.0%
		Total CSA B	6,874	5,451	79.3%	6,779	5,352	78.9%
	CSA F	No School	0	0	0%	0	0	0%
BLUE	CSA C	Floresta	575	708	123.13%	575	550	95.65%
		Mariposa	633	863	136.33%	633	609	96.21%
		Morningside	561	669	119.25%	561	550	98.04%
		Northport K-8 (K-5)	395	399	101.06%	790	780	98.73%
		Parkway	555	669	120.54%	555	550	99.10%
		Port St. Lucie	901	712	79.02%	0	0	0%
		Replace PSLE K5	0	0	0%	960	950	99.0%
		Rivers Edge	728	815	111.95%	728	728	100.00%
		Savanna Ridge	739	632	85.52%	739	730	98.78%
		Village Green	523	610	116.63%	523	520	99.43%
		Total CSA C	5,610	6,077	108.33%	6,064	5,967	98.40%
RED	CSA D	Manatee	988	1,165	118.0%	988	870	88.1%
		Elementary K8 (K-5)	417	540	129.5%	695	500	71.9%
		St. Lucie West K-8	1,129	894	79.2%	1,129	860	76.2%
		West Gate K-8	848	0	0.0%	848	600	70.8%
		Winterlakes	1,152	860	74.7%	1,152	920	79.9%
		Allapattah Flats K8	4,533	3,459	76.3%	4,811	3,750	77.9%
		Total CSA D	540	1,154	213.7%	540	400	74.1%
	CSA E	Bayshore	1,125	923	82.0%	1,125	866	77.0%
		Oak Hammock K-8	1,250	1,181	94.5%	1,250	600	48.0%
		Windmill Point	0	0	0%	871	800	91.8%
		New K8 School GG	2,915	3,258	111.8%	3,786	2,666	70.4%
		Total CSA E	0	0	0%	0	0	0%
	CSA G	No School	0	0	0%	22,257	18,385	82.6%
DISTRICT TOTAL			20,749	18,874	91.0%			